

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF AUDIT REVIEW COMMITTEE MEETING WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset North Community Development District will hold a special meeting on March 25, 2025, at 5:45 p.m. There will be an Audit Committee meeting prior to the start of the Board of Supervisors' meeting at The Landings located at 7012 Sail View Ln, Apollo Beach, FL 33572. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ruben Durand, District Manager  
March 7, 2025 25-00617H

#### FIRST INSERTION

##### HAWKS POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Hawks Point Community Development District (the "District") will be held on Tuesday, March 18, 2025, at 4:30 p.m. at the Hawks Point Clubhouse, 1223 Oak Pond Street, Ruskin, Florida, 33570. The purpose of the meeting is to discuss the planning of the Fiscal Year 2026 Budget.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Hawks Point Community Development District  
Barry Jeskewich, District Manager  
(321) 263-0132, Ext. 398  
{00082490.DOCX/}  
March 7, 2025 25-00618H

#### FIRST INSERTION

##### PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Panther Trace I Community Development District (the "District") will be held on Tuesday, March 25, 2025, at 6:30 p.m. at the Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida, 33579. The purpose of the meeting is to discuss the planning of the Fiscal Year 2026 Budget.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Panther Trace I Community Development District  
Barry Jeskewich, District Manager  
(321) 263-0132, Ext. 398  
{00082490.DOCX/}  
March 7, 2025 25-00638H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday  
March 19, 2025 @ 10:00 AM.  
C-18 Valerie McNeil  
E-7 Iris Hunter  
E-24 Iris Hunter  
March 7, 14, 2025 25-00663H

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

##### Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Vibrant Home Decorations, located at 9807 Linda Place, in the City of Tampa, County of Hillsborough, State of FL, 33610, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of February, 2025.  
Ivette Sambolin  
9807 Linda Place  
Tampa, FL 33610  
March 7, 2025 25-00607H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BIOBLOOM located at 3134 WINGLEWOOD CIRCLE in the City of LUTZ, Hillsborough County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2025.  
SHRI KRISHNALEELA LLC  
HARDIKKUMAR PATEL  
March 7, 2025 25-00661H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Anax located at 450 Knights Run Avenue, Suite 701 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2025.  
Anax Health, LLC  
March 7, 2025 25-00623H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Aurm Public Relations located at 821 Blackberry Ln, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Brandon, Florida, this 28th day of February, 2025.  
GUAVA CITY ENTERPRISES L.L.C.  
March 7, 2025 25-00644H

#### FIRST INSERTION

##### Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday, March 25, 2025 after 10:00 AM  
165 Kyle Harrell  
March 7, 14, 2025 25-00655H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Guava City Libations located at 821 Blackberry Ln, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Brandon, Florida, this 28th day of February, 2025.  
GUAVA CITY ENTERPRISES L.L.C.  
March 7, 2025 25-00645H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviato at Central Park located at 702 S Kings Ave in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2025.  
702 S Kings Ave Opco LLC  
March 7, 2025 25-00671H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Stroke of the Pen Notarial Services located at 424 Serenity Mill Loop in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of March, 2025.  
Kenneth Delmer Mays  
March 7, 2025 25-00660H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Morgan Family Ventures located at 3031 NORTH ROCKY POINTE DRIVE SUITE 770 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2025.  
LCM INVESTMENTS III, LLLP  
March 7, 2025 25-00659H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Race Track Smiles located at 8991 Race Track Road, in the County of Hillsborough in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 28th day of February, 2025.  
Highland Park Dental Care, P.A.  
March 7, 2025 25-00641H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bugbee Legal located at 304 S Melville Ave in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of February, 2025.  
The Law Office of Michael P. Bugbee, PLLC  
March 7, 2025 25-00646H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sell Pro Media located at 19046 Bruce B Downs Blvd. in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2025.  
iPro Real Estate, Inc  
Jason Mechura  
March 7, 2025 25-00628H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviato at Palm Bay located at 5405 Babcock Street NE in the City of Palm Bay, Hillsborough County, FL 32905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2025.  
5405 Babcock St NE Opco LLC  
March 7, 2025 25-00670H

#### FIRST INSERTION

##### NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on March 18, 2025 at 9:30 A.M. in person at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, https://www.belmont2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Belmont II Community Development District  
Debby Wallace, District Manager  
March 7, 2025 25-00611H

#### FIRST INSERTION

##### NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on March 19, 2025, at 10:00 AM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at belmontcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC  
March 7, 2025 25-00612H

#### FIRST INSERTION

##### HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on March 20, 2025, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Harbor Bay CDD  
Jordan Lansford, District Manager  
March 7, 2025 25-00613H

#### FIRST INSERTION

##### PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 910423 from Hillsborough County Public Schools, 3838 North 50th Street, Tampa, FL 33619. Application received: 1/28/25. Proposed activity: Driveway & Parking Lot. Project name: Springhead Elementary School Parent Loop & Parking Lot. Project size: Less than 5 acres. Location: Section 12 Township 29S Range 22E in Hillsborough County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
March 7, 2025 25-00650H

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE

Notice is hereby given that TRASH CADDIES, LLC, as owner, desires to engage in business under the fictitious name of "FIDO" located in Hillsborough County, Florida, and

intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 7, 2025 25-00674H

**PUBLISH YOUR LEGAL NOTICE**  
Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer  
402028, 03, 2025

--- PUBLIC SALES ---

FIRST INSERTION
<p><b>Fictitious Name Notice</b>            Notice is hereby given that YBR ENTERPRISES, LLC, OWNER, desiring to engage in business under the fictitious name of YELLOW BRICK ROAD ENTERPRISES located at 2900 W HAWTHORNE RD, TAMPA, FLORIDA 33611 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.            March 7, 2025 25-00631H</p>

FIRST INSERTION
<p><b>Fictitious Name Notice</b>            Notice is hereby given that EMM LOANS LLC, OWNER, desiring to engage in business under the fictitious name of TAILORMADE LENDING located at 1950 ROUTE 70 E. STE. 300, CHERRY HILL, NEW JERSEY 08003 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.            March 7, 2025 25-00632H</p>

FIRST INSERTION
<p><b>Fictitious Name Notice</b>            Notice is hereby given that T MARIE BENCHLEY INC., OWNER, desiring to engage in business under the fictitious name of AMERICAN FAIRWAY located at 402 APACHE TRAIL, BRANDON, FLORIDA 33511 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.            March 7, 2025 25-00651H</p>

FIRST INSERTION
<p><b>Fictitious Name Notice</b>            Notice is hereby given that PERCI, INC., OWNER, desiring to engage in business under the fictitious name of REZZY MORTGAGE located at 2770 W FIRST STREET STE 20, PROSPER, TEXAS 75078 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.            March 7, 2025 25-00633H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Faith &amp; Fabrics located at 19046 Bruce B Downs Blvd Suit B6 #980, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.            Dated at Tampa, Florida, this 27th day of February, 2025.            750 VENDING LLC            March 7, 2025 25-00627H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Travel with Robin S located at 2027 Glen Forge St, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.            Dated at Brandon, Florida, this 27th day of February, 2025.            NIGHT OWL TRAVEL LLC            March 7, 2025 25-00626H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Deborah's pet sitter/ walker services located at 1823 Butch Cassidy Trl, in the County of Hillsborough, in the City of Wimauma, Florida 33598 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.            Dated at Wimauma, Florida, this 3rd day of March, 2025.            Deborah Fox            March 7, 2025 25-00665H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cocktail Confidant located at 821 Blackberry Ln, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.            Dated at Brandon, Florida, this 3rd day of March, 2025.            GUAVA CITY ENTERPRISES L.L.C.            March 7, 2025 25-00656H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviato at Fletcher located at 518 West Fletcher Avenue in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.            Dated this 4th day of March, 2025.            West Fletcher Ave Opco LLC            March 7, 2025 25-00668H</p>

FIRST INSERTION
<p><b>NOTICE UNDER FICTITIOUS NAME LAW</b>            NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of Archway Service located at 205 South Hoover Blvd., Suite 205 in the City of Tampa, State of Florida 33609 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.            Dated this day 7 of March, 2025.            Owner's Name:            ARCHWAY SERVICE GROUP, LLC            17698424v1            March 7, 2025 25-00666H</p>

FIRST INSERTION
<p><b>NOTICE OF PUBLIC SALE:</b>            Notice is hereby given that on 03/27/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: ESTRADA TRUCK &amp; AUTO INC - 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598. 2G61N5S38H9187163 2017 CADI 8012.12 Telephone #: 813-697-1791 MV #: MV112563 = Name: LOBO TIRES SERVICES INC - 4223 W WATERS AVE TAMPA, FL 33614. 3VW2K7AJ2DM384754 2013 VOLK 1489.66 Lienor Telephone #: 813-697-1791 MV #: MV96779 = Name: INTERSTATE AUTO TRADERS INC - 7606 E BROADWAY AVE TAMPA, FL 33619. 4T1M1AKXLU891315 2020 TOYT 15095.58 4T9GU3620DG035317 2013 TEXT 4128.94 5XXG64J23RG245813 2024 KIA 20572.36 1F64F5KN6LOA14787 2020 FORD 18346.79 Tel: 813-697-1791 MV #: MV113526            March 7, 2025 25-00639H</p>

FIRST INSERTION
<p><b>Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL</b>            The following vessel, to wit: has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit 1989 Glasstream FL1065GW located Cockroach Bay, Hillsborough County, FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.            All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred.            The date of first publication of this Notice is March 7, 2025.            FWCDDLE 167FO (8/22)            March 7, 14, 2025 25-00662H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviato at Oakfield located at 1465 Oakfield Drive in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.            Dated this 4th day of March, 2025.            1465 Oakfield Dr Opco LLC            March 7, 2025 25-00669H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wonder located at 4830 W Kennedy Blvd., Suite 600 in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.            Dated this 4th day of March, 2025.            Apexis, Inc.            Kaspar Fopp            March 7, 2025 25-00664H</p>

FIRST INSERTION
<p><b>NOTICE OF PUBLIC SALE</b>            To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  <b>PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424</b>  <b>Time: 09:30 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1061 - CARTER, MARY; 1073 - Collins, John; 2008 - soluri, paul; 6026 - Holloway, Marshall; 6054 - mitchell, kevin; 6059 - Bryant, Maurice; 6082 - Johnson, Willie; 7013 - Soluri, Paul J; 7061 - washington, claudia; 7076 - Mason, T'kera; 7092 - Broomall, Alistair; 7098 - jr, Moises Morales; 8033 - AquaBlue Business Solutions Dobson, Tina; 8086 - copeland, joanthan  <b>PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627</b>  <b>Time: 09:45 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            0508 - Alfonso, Anthony; 0516 - Escobar, Robert; 0720 - Gebhardt, Samantha; 0802 - Way, Bernetta; 0822 - erisan, Seibert; 1105 - Arroyo, Hector; 1116 - Robinson, Dustin; 1215 - Seymore, Mia; 1282 - Maxey, Zachary; 1301 - Kleidon, Davon; 1302 - Marquez, Roberto; 1327 - Vigier, Polette; 1346 - Murray, Stephanie; 1354 - Sheffield, Vanesa; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1445 - McDay, Candice; 1484 - Ortiz, Eric  <b>PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824</b>  <b>Time: 10:00 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            B038 - Candelario, Gladys; B045 - Palacio, Jairo; B116 - Gray, Tyler; C007 - sheffield, allynson; C019 - Thompson, Kyree; E049 - Blake, Krystall; E052 - Rivera, Ailin; E069 - Lewis, Jacquelyn; F086 - Rosa, Patrick; F091 - Berrios, Ezequiel Cales; G008 - McCrae, Brian; G089 - McCrae, Brian; G100 - Aviles, Bluette; G102 - Ayesh, Ibtisam; H057 - Lewis, Jay; J003 - Palacio, Jairo  <b>PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681</b>  <b>Time: 10:15 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1066 - Fergus, Shyanika; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1358 - hughes, mark; 1401 - Thompson, Porchae; 2001 - Valentin, Juan; 2044 - Paulino, Rafael; 2094 - Bracket, Jess; 2270 - Hardwick, Jocequelyn; 2289 - Williams, Lamont; 3001 - Perez, William; 3056 - Williams, Julia; 3059 - Gordon, Tammy; 3089 - Simmons, Myrtis; 3098 - Woodger, Winfred; 3163 - Davis, De Azia; 3250 - Brown, Teresa; 3258 - Goldsborlugh, David; 3283 - Henderson, Letoya; 3316 - Nash, Ronald G; 3374 - Negron, Elan; 3376 - Lopez, Jimmy; 3380 - sanchez, Alan; 3417 - Jones, Tonya; B151 - Johnson, Ray; C057 - KNOV Women Benken, Sarah; D099 - APPLE, JEFFREY; D108 - Advanzeon Solutions Inc Heidt, Mark; E036 - Mcginnis, Terrance; E064 - Watson, Yonika; E097 - Wilks, Kenneth; F103 - Melendez pizarro, Jose; F107 - Jones, Lakeisha; F127 - Rodriguez, Mirta; F146 - Yanez Agelvis, Jose; F157 - Brunson, Jeanette; F160 - lawson, nicolas  <b>PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137</b>  <b>Time: 10:30 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            A005 - Johnson - Streater, Herbrinia; A044 - Allen, Aaliyah; B026 - Noonkester, Sarah; B029 - Goldsmith, Annie; B047 - Huff, Thaddeus; B051 - Judge, Adrian; B072 - Fryer, Gloria; C007 - MCCREA, Geonna; C021 - allen, Roleisha; C023 - faison, warren; C088 - McClendon, Chalynda; C100 - Soto, Liz; C121 - smith, jacqueline; D005 - wammock, Halle; D013 - bradley, Raymond; D023 - fryer, marilyn; D032 - Greene, Anthony; D069 - bush, James; D087 - Williams, Janae; D100 - mellema, tara; D126 - Pittman, Kendall; D130 - garcia, steven; E020 - Esteche, Mily; E025 - Sparrow, Jada; E060 - Haren, Ashley; E063 - Evans, Raina; E080 - flint, Breanna  <b>PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985</b>  <b>Time: 10:45 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1004 - Mcauley, Mystie; 1021 - Weaver, Elise; 1034 - Vieira, David; 1039 - Dias, Ane ; 1107 - Anderson, Tameka; 1108 - andino, Jennifer; 1145 - Church, Cheyenne; A015 - zimmerman, Rashad; B014 - Little Girl Lost, LLC Vidal, Bernadette; C012 - Ireland, Ralph; C059 - Jackson, Jahmil; D007 - Gonzalez, Lymari; D008 - Rodriguez, Caridad; D050 - Blair, Eddie; D075 - Kaemmer, Joel; F007 - Qontrax inc Pulgar, Victor  <b>PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473</b>  <b>Time: 11:00 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            A026 - Qarles, John; C049 - Gattis, Laura; D035 - Ingram, T'Keyah; D045 - MILLER, CARLOS; E009 - Byerd, Paris; E086 - Alonso, Joselyn; E101 - Austin, Randall; E104 - Lowe, Brie; E117 - Lowe, Brie; G067 - BROXTON, HERMAN; G119 - Sanders, Briana  <b>PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466</b>  <b>Time: 11:15 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            A022 - Johnson, Amya; A024 - Fairfield, Don; A047 - bethea, Felecia; A055 - DELGADO, BARBARA; A057 - Nadeem, Sayyed; A072 - Stanley, Genesis; B039 - Sanchez, Cecilio; B046 - Parris, Shelly; B058 - Thomas, Nicole; B073 - Young, Chasity; B079 - Alequin, William; C002 - mccoey, olaudah; C005 - Fleur, Minette St; C021 - Velez, Maribel; C025 - Oliver, Precious; D009 - porter, Terrion; F015 - Brown, Ashley; F020 - Raiford, Eukiela Daniels; G011 - Mitchell, Morgan; G026 - Atari, Husein; G029 - Byron, Anya; H016 - Todd, Edward; H042 - Petty, Ciera; H062 - young-lindsey, Kevoon; H064 - Perales, Maria; H071 - King, DIANA; H077 - Duncan, Victoria; I005 - Brown, Brittany; J005 - Robles, Naomi; J061 - everson, Tina; K017 - Jarvis, Tamika; K020 - goatspen llc hadley, leshaun; P053 - Pautsch, David  <b>PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182</b>  <b>Time: 11:30 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            0259 - Frasier, Terrance; 0325 - westfall, lee ann; 0326 - massey, Michael; 0334 - Sheen, Ben; 0340 - Norton, Andy; 0344 - Faison, Ayanna; 0402 - Jackson, Eugene; 0404 - Pinkney, Dominique; 0449 - Owens, Verlon; 0458 - Matthews, Rochelle Marie; 0460 - Osuji, Ndid; 0462 - Jackson, Mishella; 1025 - pinkney, lkeya; 1043 - rodriguez, Venia; 1058 - allen, richard; 1088 - Carr, Girlie; 1099 - Horton, Brandon; 1101 - Whittington, Nichole; 1102 - Jones, Brionna; 1118 - Bryant, Jasmine; 1122 - Green, Katrina; 1131 - Hymes, Kelvin; 1151 - Tyson, Latasha; 1161 - Hoker, Brianna; 1186 - Wells, Janeka; 1191 - Head, Ashley; 1206 - Jason, Jessica; 1220 - durga, aravind; 1222 - Bailey, Tanya; 1246 - Hunter, Audra; 1276 - Diaz, Carla; 1299 - Konka, Keshav Anjan; 1310 - greene, Amon; 1316 - Howard, LaMauri; 1375 - Mandleur, Jakob; 1380 - Jordan, Darryl; 1383 - Siler, Carmen; 1417 - Davis, Deandre; 1418 - Garcia, Amanda; 1477 - norton, tumeka; 1484 - Brown, Angel; 1488 - Harris, Marquis; 1500 - Kegler, Cheryl; 1510 - rich, steven; 1512 - Mosin, Mustafa; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; RV013 - stewart, Kenneal; RV017 - durga, aravind; RV019 - Mauro, Jose  <b>PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129</b>  <b>Time: 11:45 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            0009 - Rodgers, Uniqua; 0210 - Smith, Natalie; 0234 - Andrews, Frederick 'Fred'; 0240 - Collins, Ezell; 0306 - Charvat, Chasity; 0331 - Hausburg, Dartanya; 0404 - Hilsaca, Marcela; 0443 - Hohenkirk, Anthony; 0446 - bloise, hansel; 0509 - Lanza, Joseph; 0567 - Thomas, Willie; 0660 - Haladay, Stephen; 0668 - Serrano, Elizabeth; 0708B - Perez, Joshua; 0808 - bloise, hansel; 0907 - Arroyo, Ana; 1032 - Loli, George; 1041 - cruz, Yaimara; 1060B - Woodward, Brian; 1110 - navarro, Neycha; 1120E - white, Amy; 1120J - Thomas, Adrian  <b>PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139</b>  <b>Time: 12:00 PM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            A0233 - Cabrera, Jessica Dela Caridad; A0243 - Clark, Robert; A0245 - Johnson, Juanita; A0251 - Daniels, Shandrieka; A0269 - Camble, Richard; A0287 - Patterson, Dylan; A0289 - cotera, Alyssa; A0302 - Horne, Vintanique; A0306 - Broche, Jesus; A0336 - Jones, Olga; A0357 - Rayford, Ronda; A0448 - vidal, Nicolas; A0451 - Rivera, Clarisol; A0485 - Edge, Keith; A0540 - Cowser, Onslowe; C0654 - setien, amanda; C0660 - Mannella, Michael  <b>PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832</b>  <b>Time: 12:15 PM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1031 - Flippin, Shane; 1126 - Smith, Britannia; 1262 - Munroe, Mary; 1400 - Gamarra, Alma; 1410 - Smith, Bree; 1560 - cott, Marshall; 1568 - Petit, Alberto; 2085 - Ramnarine, Mariah; 2124 - Torres, Yanisledy; 2136 - Stevenson, Samuel; 2177 - Gonzalez, Maricela; 2185 - Williams, Lori; 2229 - Navarro Pupo, Yuneisis; 4008 - Garcia, Guillermo; 4101 - LaVoie, Lara; 4103 - hogg, Paul; 4202 - Cintron, Yadiel; 4412 - Vazquez, Maria; 5112 - Balish, Elvis; 5122 - nunnery, Donald; 5202 - Torres, Yanisledy; 5411 - Mendez, Stephen  <b>PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471</b>  <b>Time: 12:30 PM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1019 - Mejia, Carmen; 1046 - Hakala, Sheryl; 2008 - Larry, Jonita; 3002 - Mejia, Carmen; 3003 - Mejia, Carmen; 3009 - Crawford, Lawanta Y; 3052 - Howard, Derek; 3153 - Snow, Joshua; 3155 - Patel, Brittany; 4006 - McGahan, Ann; 4037 - Gatlin, Tamara; 4050 - Watkins, Lindsey; 4080 - Stupay, Douglas; 4096 - Gomez, Yvonne; 5022 - Turner, Terri; 5025 - Asongna-Morlaw, Tanka; 5103 - Garcia, Francheska; 5132 - robbins, Amber; 5195 - Dannelevitz, Suzy; 5201 - Dannelevitz, Suzy; 5223 - Cruz, Krystal  <b>PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098</b>  <b>Time: 12:45 PM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1093 - Nunez, Fernando; 1150 - Weaver, Roger; 1183 - Silva, Crislane; 1187 - Betancourt, Yahaira; 1204 - Britton, Allen; 2019 - crisostomo, Denny; 2120 - Cortez, Catherine; 2128 - Silva, Crislane; 2145 - caizaguano, ivan; 2241 - jackson, ya'kerea; B013 - Matera, Carolyn            Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.            March 7, 14, 2025 25-00634H</p>

FIRST INSERTION
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>            NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviato at The Bay located at 2916 Habana Way in the City of Tampa, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.            Dated this 4th day of March, 2025.            Habana Way Opco LLC            March 7, 2025 25-00667H</p>

FIRST INSERTION
<p><b>NOTICE OF PUBLIC SALE</b>            To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  <b>PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814</b>  <b>Time: 09:30 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1002 - GOODWIN, RAFAEL; 1027 - Talavera, Ashley; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1105 - Talavera, Ashley; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2002 - Perez, Alejandra; 2013 - Taylor, Che; 2025 - Wasmund, Jill J; 2028 - Jackson, Victoria; 2033 - Albert, Christina; 2064 - ROSALES, CARLOS; 2084 - Tutor, Kayla; 2087 - weston, Courtney; 2124 - RANDALL, JEFFERY; 2138 - Ross, Anthony; 2167 - Nonnenberg, Janae; 3009 - Haynes, Tamberneisha; 3137 - Camacho, Elisa; 3138 - Brookins, Tynesha; 3171 - Peuriot, Martha; 3196 - Cruzado, John; 4016 - Lozano, Diana  <b>PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473</b>  <b>Time: 11:00 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            1006 - Rojas, Roberto; 1055 - Hicks, Timmisha; 1104 - Bishop, Judith; 1112 - Corley, Tvondre; 1138 - Gonzalez, Kiroaska; 2013 - Somers, Matthew; 3062 - Williams, Keesha; A034 - Bolles, Cienna; A078 - Brooks, Jason; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C347 - Young, Alicia; C355 - Rodriguez, Alcides; C357 - Harper, Jacquelyn; D405 - Sirmans, Parris; D409 - Colon, Giovanni; E543 - SINGSON, SONNY; F608 - Martin, Kyle; F620 - Knight, Michelle; F627 - OConner, Donald; F651 - Gracia, Benigno; F652 - English, Janine; F664 - shelby, Jennie; RV07 - BLAYLOCK, Fred  <b>PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016</b>  <b>Time: 11:15 AM</b>  <b>Sale to be held at www.storagetreasures.com.</b>            0110 - Watkins, Ventoure; 1113 - williams, Arkadi; 1327 - Owen, Terry; 1335 - Brewer, David; 1338 - Smith, Ramirez; 229 - Hawkins, Sophia L.; 266 - LUCAS, LAINIEY; 343 - Gibson marine group llc gibson, william; 701 - Dalton, Colette; 704 - Figueroa, Crystalina; 981 - Lancaster, Byron            Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.            March 7, 14, 2025 25-00636H</p>

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**

**Time: 09:30 AM**

**Sale to be held at www.storage-treasures.com.**

0009 - Baker, Chene; 0101 - Lafay, Florence; 0131 - Glover, Yvonne; 0219 - Quinn, Matthew; 0267 - Jr, Benjamin Swaby; 0298 - Williams, Gabrielle; 0331 - Acevedo, Mark; 1025 - Cucuta, Jovaro; 1027 - Gordon, Rashard; 1029 - Brown, Kelvin; 1068 - Cummings, Carl; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3006 - Silva, Danilo; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3061 - Cano, Priscilla; 4016 - Terebey, Christopher Rand; 4043 - miller, Javed; 9058 - Baraybar, Myriam

**PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**

**Time: 10:00 AM**

**Sale to be held at www.storage-treasures.com.**

0236 - Beckmeyer, Kelly; 0419 - Harden, Dennis; 0436 - Moody, Justin; 0537 - Smiley, Jerome; 0620 - Jones, Erin; 0702 - Anderson, Christopher; 2079 - Charpentier, Amy; 2138 - Alvarnaz, Amanda

**PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**

**Time: 10:15 AM**

**Sale to be held at www.storage-treasures.com.**

01019 - Rivera, Dulce M; 02001 - Nichols, Shaquan; 02019 - Daye, Natae; 02019 - Stevens, Janya; 02043 - Bradley, Fredesa; 02054 - Cruz, Alberto; 02079 - Bright, Therese; 02082 - Paul, Longforce; 02114 - Rivera, William; 02167 - Alleyne, Irma; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03056 - Beal, Kimberly; 03168 - Dick, Chris; 03188 - Soto, Caitlyn; 03279 - Cruz, Pablo; 06003 - Harris, Mark; 07011 - Powell, Mark A; 07013 - Wines, Jamie; 12045 - Scott Jr, Randy; 12050 - D'Alessio, Anthony

**PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**

**Time: 10:30 AM**

**Sale to be held at www.storage-treasures.com.**

0106 - Rao, Adarian; 0218 - Covin, Warren; 0219 - POWELL, WILLIAM; 0307 - Fleming, Khaliah; 0434 - AIC STRATEGIES Rao, Adarian; 0446 - Barrett, Jacqueline; 1020 - young, Elizabeth; 2004 - Mendoza, Jonathan; 3056 - Burrows, Alicia; 3216 - Cossiah, Natasha; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda; 3235 - Cruz, Anthony; 3246 - Cenatus, Jasmine

**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**

**Time: 11:15 AM**

**Sale to be held at www.storage-treasures.com.**

1028 - Stribling, Shalita; 1031 - Stribling, Shalita; 1037 - Anderson, Delvon; 1068 - Graham, Jamiah; 1080 - Jackson, Ashley; 1131 - Nolton, Topaz; 1148 - Norton, Angelica; 1163 - Berrios, Hector; 2008 - Axon, Sharhonda; 2031 - Thompson, Amber; 2037 - Richardson, Janet; 2052 - Harrison, Scott; 2083 - Green, Angela; 1217 - Figueroa, Jeiron; 2186 - mode-louissaint, Olguine; 3021 - reynoso, Edith; 3022 - washington, LaQuinda; 3084 - Allen, Quincy; 3086 - Rivers, Donovan; 3123 - Cross, Dave; 3124 - Dallas, Velisha; 3138 - Harris, Latalityse; 3141 - Simpson, Kaceilea; 3152 - PERSLEY, ANGELA; 3183 - Hardin, Derwin; 3190 - Parker, Stephen; 3194 - Green, Mary; 3207 - Schwyhart, Jo Ane

**PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479**

**Time: 11:45 AM**

**Sale to be held at www.storage-treasures.com.**

A054 - Abraham, Erin; A060 - Bonilla, Walenda; B032 - Larkin, Robert; B083 - Flores, DigMarie Lozada; B132 - Williams, Edward; C028 - Fedrick, Eugenia; C032 - Williams, Brittany; C036 - Miller, Deborah; C047 - Gonzalez - Yague, Milagros; C062 - Strack, Phil; D059 - Brown, Raheem; D062 - Sackie, Deenia; E039 - Jennings Jr, Joel; I012 - Love, Michlene; I027 - Paratore, Lisa; I029 - Torres, Leslie; J007 - Oyebamiji, Tahir; J008 - Abraham, Neiham; J024 - Cyrise, Jessica; J025 - Jennings, Sandra; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J113 - Davis, Patrice; K005 - buie, Starr; K009 - Ayes, Ibtisam; K019 - Guzman, Edgardo; K050 - Serrano, Emmanuel; K055 - Powell, Gina; K085 - Farese, Brittney; L007 - Campbell, Lashell; L010 - Bradley, Alicia; L021 - Dinkins, Janayah

**PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721**

**Time: 12:00 PM**

**Sale to be held at www.storage-treasures.com.**

0013 - Dantzer, Tonja; 0082 - Smith, Jasmine; 0092 - Galoway, Joanne; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0215 - Bryant, Roosevelt; 0219 - Braumuller, Armand; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0276 - Rodriguez, Hector; 0302 - Verraneault, Ronald; 0350 - Ohara, Tamesha; 0361 - Parker, Josh; 0399 - Hill, Jeneka; 0401 - Valerio, Maria; 0403 - Philon, Lamont; 0438 - Rentz, Herman; 0441 - Daniels, Arian; 0527 - Morales, Nilsa Ivette; 0550 - Gass, Chaz; 0613 - Sanchez, Ana; 0621 - Walwin, Mario; 0650 - Kozlowski, Christopher; 0651 - Gourley, Tammy; 0673 - bozeman, Jerry; 0681 - Brown, Terri; 0707 - Kitchen, Shajuana; 0714 - Walker, Anthony; 0726 - Best Choice Software Mefarland, Jerry; 0730 - farr, Latvia; 0774 - Hopkins, Jennifer; 0835 - Lewis, Cynthia; 0857D - Ajoku, Tamara; 0857E - Green, Kevin; 0857J - Simon, Sade; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0881 - Creaser, Brandy; 0885 - Cargile, Jeffery; 0915 - Verdejo, Heriberto

**PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897**

**Time: 12:15 PM**

**Sale to be held at www.storage-treasures.com.**

1013 - Highb, Ricky; 1014 - Chavez, Jonathan; 1036 - Mccord, Stephanie; 1062 - Robinson, Shanita; 1083 - Campbell-Finch, Chelsie; 110 - Klersy, Angela; 1175 - Huffman, Jonathan; 1183 - Perez, Yahaira; 1220 - Klersy, Angela; 1232 - Mann, Victoria; 1247 - Brewton, Vonteka; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1317 - Kappes, Nikita; 1382 - Salado, Branum; 1385 - Ageron, Vanessa; 1418 - Smith, Malik; 1422 - Pascua, Winifred; 1486 - Resetar, Andrea; 149 - Rodriguez, Tabitha; 259 - Quinones, Vigie ; 280 - Candelario, Jessica; 290 - Aska, Tabia; 409 - Law Office of Gonzalez and Associates Morales, Nomary; 410 - Rodgers, Sade; 429 - Small, Micheala; 433 - braxton, Bruce; 443 - Majestic Touch Cleaning Services Norgaaise, Jacob; 449 - garcia, rosa; 459 - Johnson, Kanika; 477 - Curtis, Tyler; 479 - Bowie, Tyrell; 528 - Abraham, Neiham; 565 - Check, Daniel; 569 - Forgie, Lawrence; 579 - Waters, Hillary; 634 - Mothershed, Blane M; 636 - Price, Shaun; 643 - Edwards, Phyllis; 655 - Owens, Dajia; 665 - Aragona, Erika; 688 - Sherman, Kyle; 726 - Thompson, Shanique; 733 - Leonard, Randall; 838 - Hamilton, Glenda; 852 - cage, takandryia; 911 - Sullivan, Monique; 940 - Webb, Bejay; 951 - Forgie, Lawrence; 971 - mccall, Kaisha

**PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**

**Time: 12:45 PM**

**Sale to be held at www.storage-treasures.com.**

A004 - maldonado, Francisco; A007 - hicks, delores; A028 - lott, jasmar; A033 - ricketts, Sandra; B032 - Bryant, Nivea; B035 - Rivera, John; B045 - Flex Storage Geornas, Bobby; C004 - Bostick, Atara; C027 - davis, jean; C029 - Overstre, Chambray; C038 - Gloster, Kieyuana; C058 - hillman, marino; D001 - coffin, raven; E023 - williams, april; E026 - Smith, Constanca; E030 - Hayes, Devaughn; E033 - Walter, Kaaliyah; E038 - Boswell, Lashiya; E042 - Williams, Heaven; E073 - anderson, moose; E103 - johnson, Quinette; E104 - conner, robert; E138 - graham, Nana; E142 - DANIELS, YEREDA E; E178 - bythewood, Shatavia; E192 - Harper, Jacquelyn; F013 - Guerline, Mode; F021 - Graham, Jovan; F027 - Williams, Ryan; F058 - Louis, Stanley St; G008 - adime, Nadia; G017 - R Johnson Jr., William; G023 - smith, Jazmin; G036 - Gabriel, Rosena; G038 - Mccray, Patricia; G041 - Moore, Amy; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G057 - WALTERS, MICHAEL; G074 - Mode, Olguine; H040 - Johnson, Kurtisha; H050 - Riggins, Carolyn; H060 - Burnett, Sequita; H065 - Santos, Keomi; J007 - Mitchell, Kortney; J008 - Thomas, Latashia; J009 - Robinson, Dolamyke; J024 - Jackson, Roshawnda; J029 - Smith, Terriel; J032 - Roberson, JaBari; J055 - Cohen, Toni

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

25-00635H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/01/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to Florida Statute 713.585. = Name: INTERSTATE AUTO TRADERS INC - 7606 E BROADWAY AVE TAMPA, FL 33619. 1FA6P8THXR5126412 2024 FORD 17134.90 WAILAAGE8KB012013 2019 AUDI 18103.06 Tel: 813-697-1791 MV #: MV113526 =Name: FINAL TOUCH AUTO BODY LLC Lienor - 217 SHERYL LYNN DR, BRANDON, FL 33510. 5WUBU2029CF026092 2012 LAWM 1571.17 Tel: 813-697-1791 MV #: MV112615 =Name: QUINT GARAGE LLC - 6539 W HILLSBOROUGH AVE TAMPA, FL 33634. JM1BM1L79F1255633 2015 MAZD 5133.88 Lienor Tel: 813-697-1791 MV #: MV112614 = Name: GD AUTO SOLUTIONS LLC - 3707 N FLORIDA AVETAMPA, FL 33603 KNDPM3AC4N7022028 2022 KIA 11391.96 Tel: 813-697-1791 MV #: MV-113380 = Name: FONTENANCY AUTO REPAIR LLC - 9808 BAY ST, TAMPA, FL 33635. 7MUFBABG1PV013373 2023 TOYT 17061.28 1GKS1AKC9GR466667 2016 GMC 6851.72 Tel: 813-697-1791 MV License #: MV112428 =Name: QUALITY FIX AUTOBODY REPAIR LLC - 7310 NORTH FLORIDA AVE TAMPA, FL 33604. 3GCEK13388G213099 2008 CHEV 4363.41 Tele: 813-697-1791 MV #: MV-110930 = Name: VISTA AUTO BODY SHOP LLC - 8004 E BROADWAY AVE, #A TAMPA, FL 33619. GHNSUE339114G 1974 MG 2220.00 Tel: 813-697-1791 MV #: MV-79008 = Name: ALFONSO'S AUTO REPAIR INC. - 2701 N ARMENIA AVE TAMPA, FL 33607. 5B4KP57G843395639 2004 WRK 4029.38 Tel: 813-697-1791 MV #: MV94024

March 7, 2025 25-00640H

FIRST INSERTION

NOTICE OF PUBLIC SALE

T&K Auto Collision, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicles on 04/07/2025 at 8:30 AM at 2823 Overpass Rd Units 7 & 8, Tampa, FL 33619 . Phone (813) 297-9442 for payment in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2016 BUIC  
VIN#KL4CJASB7GB686464  
for \$2,974.26  
2018 FORD  
VIN#3FA6P0HDIJR157587  
for \$6,311.90

March 7, 2025 25-00608H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000063  
Probate Division "A"  
IN RE: ESTATE OF MADISON GLENN JONES,  
Deceased.

The administration of the estate of MADISON GLENN JONES, deceased, whose date of death was November 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000558  
Division B  
IN RE: ESTATE OF GARY CLARKE LAMBERT,  
Deceased.

The administration of the estate of CARY CLARKE LAMBERT, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 311 Pauls Drive, Ste. 110, Brandon, Florida 33511. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: March 7, 2025.

Signed on JANUARY 22, 2025.

**KIM ANN MADDOX**  
Personal Representative

205 S. 7th Street  
Jonathan P. Kinsella  
Attorney for Personal Representative  
Florida Bar No. 96398  
HKH Elder Law  
5235 16th Street North,  
Suite 200  
St. Petersburg, Florida 33703  
Telephone: (727) 343-8959  
Email: Jonathan@HKHElderLaw.com  
Secondary Email:  
staff2@HKHElderLaw.com

March 7, 14, 2025 25-00658H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000237  
Division A  
IN RE: ESTATE OF CAROL L. RODGERS  
A/K/A CAROL L. DAVIS  
A/K/A CAROL L. SLOAN  
Deceased.

The administration of the estate of Carol L. Rodgers, a/k/a Carol L. Davis, a/k/a Carol L. Sloan, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is located at 800 E. Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**  
**John Daniel Davis, Jr.**  
20037 Callisto Hill Place  
Tampa, FL 33647

Attorney for Personal Representative:  
Myrna Serrano Setty  
E-mail Addresses:  
mss@serranosetty.com,  
info@serranosetty.com  
Florida Bar No. 110636  
Myrna Serrano Setty, P.A.  
15310 Amberly Dr. Suite 250  
Tampa, Florida 33647  
Telephone: (813) 902-3189

25-00606H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000146  
Division B  
IN RE: ESTATE OF MARGARET HILDA REIFSNYDER A/K/A MARGARET H. REIFSNYDER A/K/A MARGARET VIEWEG REIFSNYDER A/K/A MARGARET V. REIFSNYDER,  
Deceased.

The administration of the estate of Margaret Hilda Reifsnnyder a/k/a Margaret H. Reifsnnyder a/k/a Margaret Vieweg Reifsnnyder a/k/a Margaret V. Reifsnnyder, deceased, whose date of death was May 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

THE FIRST PUBLICATION OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

THE FIRST PUBLICATION OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**

**ESTHER GROSSMAN**  
3903 Rosecrest Avenue  
Baltimore, Maryland 21215  
Attorney for Personal Representative:  
LORI VELLA  
Florida Bar Number: 356440  
Law Office of Lori Vella, PLLC  
14502 North Dale Mabry Highway  
Suite 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: AttorneyLori@lorivella.com

25-00648H

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 25-CP-395  
IN RE: THE ESTATE OF  
EUGENE FLETCHER  
Deceased.

The administration of The Estate of EUGENE FLETCHER, whose date of death was October 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative is:**

**JEANNE FLETCHER**  
whose address is 3032 Woodbury Ct.  
Conway, SC 29572

/s/ Rolando Santiago

Attorney for Personal Representative  
Rolando J. Santiago, Esq.

RJS Law Group

306 N US Hwy 41

Ruskin, FL 33570

Tel: 813-641-0010

Fla. Bar No.: 557471

March 7, 14, 2025 25-00620H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002779  
Division B  
IN RE: ESTATE OF  
VIRGINIA LEES ANDERSON  
Deceased.

The administration of the estate of VIRGINIA LEES ANDERSON, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**

**LINDA ANDERSON**  
986 San Carlos Court NE  
St. Petersburg, FL 33702

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Addresses:

trwalsen@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

Boca Raton, FL 33487

Telephone: (561) 210-5500

March 7, 14, 2025 25-00630H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 25-CP-000346  
IN RE: THE ESTATE OF  
RONALD SANDERS  
Deceased.

The administration of The Estate of RONALD SANDERS, whose date of death was December 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative is:**

**Michael J Sanders**  
247 N St. George Circle  
Apollo Beach, FL 33572

/s/ Rolando Santiago

Attorney for Personal Representative  
Rolando J. Santiago, Esq.

RJS Law Group

306 N US Hwy 41

Ruskin, FL 33570

Tel: 813-641-0010

Fla. Bar No.: 557471

March 7, 14, 2025 25-00621H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 25-CP-000198  
IN RE: THE ESTATE OF  
BRUNA RAMIREZ HERNANDEZ,  
Deceased.

The administration of The Estate of BRUNA RAMIREZ HERNANDEZ, whose date of death was December 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative is:**

**EVA ROBLEDO RAMIREZ**  
whose address is 12040 Bull Frog  
Creek Rd., Gibsonton, FL 33534

/s/ Rolando Santiago

Attorney for Personal Representative  
Rolando J. Santiago, Esq.

RJS Law Group

306 N US Hwy 41

Ruskin, FL 33570

Tel: 813-641-0010

Fla. Bar No.: 557471

March 7, 14, 2025 25-00622H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000673  
Division Probate  
IN RE: ESTATE OF  
JILL ANNE WILSON  
Deceased.

The administration of the estate of Jill Anne Wilson, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**

**/s/ Kathleen Chard**  
**Kathleen Chard**  
21 Sunrise Trail  
Fruitland Park, Florida 34731  
Attorney for Personal Representative:  
**/s/ Evan T. Greene**  
Evan T. Greene, Esq., Attorney  
Florida Bar Number: 117738  
Friedman Law, P.A.  
600 Rinehart Road  
Suite 3040  
Lake Mary, FL 32746  
Telephone: (407) 830-6331  
Fax: (407) 878-2178  
E-Mail: egreene@ff-attorneys.com  
Secondary E-Mail: cclaveria@ff-attorneys.com  
March 7, 14, 2025 25-00649H

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 29-2020-CA-002531

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ISIDORO DANIEL ARTIZ VAZQUEZ, DECEASED, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 28, 2025, and entered in Case No. 29-2020-CA-002531 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Isidoro Daniel Artiz Vazquez, deceased, Paulina V. Fernandez aka Paulina Victoria Remon Fernandez aka Paulina V. Fernandez Florida Housing Finance Corporation, Lucia Vivian Artiz, Iliana Artiz, Daniel Artiz, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 24, 2025 the following described property as set forth in said

Final Judgment of Foreclosure:  
LOT 48, GOLDEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
A/K/A 6513 W COMANCHE AVENUE TAMPA FL 33634

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 05 day of March, 2025.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
CT - 19-027324  
March 7, 14, 2025 25-00679H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003472  
IN RE: ESTATE OF  
EILEEN KAYE PEDERSEN  
a/k/a EILEEN PEDERSEN,  
Deceased.

The administration of the Estate of Eileen Kaye Pedersen a/k/a Eileen Pedersen, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**

**Kalyn Sexton**  
3906 Carrollwood Place,  
Apartment 108  
Tampa, Florida 33624  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atacauselaw.com  
Secondary E-Mail:  
ashley.cribbis@atacauselaw.com  
March 7, 14, 2025 25-00625H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 23-CA-000503  
DIVISION: H

**NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff, -vs.- Mervyn F. Liddell; Unknown Spouse of Mervyn F. Liddell; Van Dyke Farms Homeowners' Association, Inc.; LOK Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-000503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Mervyn F. Liddell are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on April 24, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK A, THE LAKES AT VAN DYKE FARMS, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE

4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: [FLService@logs.com](mailto:FLService@logs.com)\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-325754 FC01 ALW  
March 7, 14, 2025 25-00642H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
GENERAL CIVIL DIVISION  
Case No.: 23-CA-015858

**Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 02/21/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at <http://www.hillsborough.realforeclose.com> at 10:00 AM, on April 22nd, 2025 the following described property as set forth in said Final Judgment:

LOT 26, BLOCK 14, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOK 111, PAGE 166, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Folio: 077952-6336  
a.k.a 10829 Carloway Hills Dr  
PIN: U-29-31-20-98M-000014-00026.0

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

/s/ Shannon L. Zetrouer  
Shannon L. Zetrouer, Esquire  
Florida Bar No. 16237  
ZP Legal, PLLC  
4100 Central Avenue  
St. Petersburg, FL 33711  
Telephone: (727) 440-4407  
[szetrouer@zp-legal.com](mailto:szetrouer@zp-legal.com)  
March 7, 14, 2025 25-00647H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CASE NO: 24-CC-038269  
**RIVER WALK TOWNHOMES ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. GREGORY GALASSO; UNKNOWN SPOUSE OF GREGORY GALASSO; AND UNKNOWN TENANT(S), Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 3, Block 16, RIVER WALK, according to the Plat thereof as recorded in Plat Book 102, Pages 276 through 286, inclusive, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 9308 River Rock Lane, Riverview, FL 33578 at public sale, to the highest and best bidder, for cash, via the Internet at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on March 28, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

MANKIN LAW GROUP  
BRANDON K. MULLIS, ESQ.  
EMAIL:  
[Service@MankinLawGroup.com](mailto:Service@MankinLawGroup.com)  
Attorney for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217  
March 7, 14, 2025 25-00657H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
(8523 Northton Groves Boulevard,  
Odessa, FL 33556)  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24-CA-009924  
Division: H

**GULFSIDE BANK,**  
Plaintiff, vs.  
**CLEM INVESTMENTS I, LLC, a  
Florida limited liability company;  
IAN LYNDON SOLOMAN  
CLEMENTSON, an individual;  
LOUISIANA THERESA  
CLEMENTSON, an individual; J.  
APRILE PROPERTIES, LLC, a  
Florida limited liability company; D.  
APRILE PROPERTIES, LLC, a  
Florida limited liability company;  
and R. APRILE PROPERTIES, LLC,  
a Florida limited liability company;  
JANE/JOHN DOE IN THE  
NORTHTON PROPERTY, fictitious  
names representing unknown  
tenants in possession; LAURIE  
CUMBERBATCH, an individual,  
SELENA CUMBERBATCH, an  
individual; JANE/JOHN DOE IN  
THE DOWNEY PROPERTY,  
fictitious names representing  
unknown tenants in possession;  
and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendants.**

NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure as to Counts VI and VII of the Complaint entered on February 21, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:  
Lot 12 of NORTHTON GROVES

SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:

Site Address: 8523 Northton Groves Blvd, Odessa, FL 33556  
Mailing Address: 8523 Northton Groves Blvd, Odessa, FL 33556

at public sale, to the highest and best bidder, for cash, on April 24, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb

Stephanie C. Lieb, Esquire  
Florida Bar No. 0031806  
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.  
101 E. Kennedy Boulevard, Suite 2700  
Tampa, FL 33602  
slieb@trenam.com  
Tel: (813) 223-7474 |  
Fax: (813) 229-6553  
Attorneys for Gulfside Bank  
March 7, 14, 2025 25-00605H

FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 14-CP-000634  
IN RE: ESTATE OF  
MARJORIE LOUISE LAWYER,  
Deceased.

TO: ESTATE OF CYNTHIA DIANE LAWYER Unknown

YOU ARE NOTIFIED that a Final Accounting of Personal Representative, Petition for Discharge, and notice thereof have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606 on or before 03/27/25, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 26 day of FEBRUARY, 2025.

As Clerk of the Court  
(SEAL) By: /s/ RYAN MARSH  
As Deputy Clerk  
March 7, 14, 21, 28, 2025

25-00609H

FIRST INSERTION

**Notice Under Fictitious Name Law**  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Navigator Academy of Leadership Valrico, Inc. located at 1101 E. Bloomingdale Ave. in the City of Valrico, Hillsborough County, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2025.  
NAL-001, Inc.  
Manuel Delgado  
March 7, 2025 25-00677H

FIRST INSERTION

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that BUSINESS NAME PUBLISHING, LLC, OWNER, desiring to engage in business under the fictitious name of MY FLORIDA BUSINESS located at 10312 BLOOMINGDALE AVE STE 108 PMB 349, RIVERVIEW, FLORIDA 33578 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 7, 2025 25-00675H

FIRST INSERTION

**Notice Under Fictitious Name Law**  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ROSS & WENDT - PERIODONTICS & DENTAL IMPLANTS located at 6801 ENERGY COURT, SUITE 100, in the County of SARASOTA in the City of SARASOTA, Florida 34240 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at SARASOTA, Florida, this 5TH day of MARCH, 2025.  
BAYVIEW DENTAL HEALTH PROFESSIONALS, PA  
March 7, 2025 25-00682H

FIRST INSERTION

**Notice Under Fictitious Name Law**  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TFG Aviation located at 217 N. Howard Avenue, in the County of Hillsborough, in the City of Tampa, Florida FL intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 1 day of March, 2025.  
NFM & J, L.P.  
March 7, 2025 25-00683H

FIRST INSERTION

**Notice Under Fictitious Name Law**  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TAMPA BAY REGIONAL SURGERY CENTER located at 7300 BRYAN DAIRY ROAD, SUITE 795, in the County of PINELLAS in the City of LARGO, Florida 33777 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PINELLAS, Florida, this 4TH day of MARCH, 2025.  
LARGO ENDOSCOPY CENTER, L.P.  
March 7, 2025 25-00676H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
(10132 Downey Lane,  
Tampa, FL 33626)  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24-CA-009924  
Division: H

**GULFSIDE BANK,**  
Plaintiff, vs.  
**CLEM INVESTMENTS I, LLC, a  
Florida limited liability company;  
IAN LYNDON SOLOMAN  
CLEMENTSON, an individual;  
LOUISIANA THERESA  
CLEMENTSON, an individual; J.  
APRILE PROPERTIES, LLC, a  
Florida limited liability company; D.  
APRILE PROPERTIES, LLC, a  
Florida limited liability company;  
and R. APRILE PROPERTIES, LLC,  
a Florida limited liability company;  
JANE/JOHN DOE IN THE  
NORTHTON PROPERTY, fictitious  
names representing unknown  
tenants in possession; LAURIE  
CUMBERBATCH, an individual,  
SELENA CUMBERBATCH, an  
individual; JANE/JOHN DOE IN  
THE DOWNEY PROPERTY,  
fictitious names representing  
unknown tenants in possession;  
and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendants.**

NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure as to Counts VI and VII of the Complaint entered on February 21, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:  
Lot 35, Block 1, WESTCHASE

SECTION "377", according to the map of plat thereof as recorded in Plat Book 81, Page 10, Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:

Site Address: 10132 Downey Lane, Tampa, FL 33626  
Mailing Address: 10132 Downey Lane, Tampa, FL 33626

at public sale, to the highest and best bidder, for cash, on April 24, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb

Stephanie C. Lieb, Esquire  
Florida Bar No. 0031806  
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.  
101 E. Kennedy Boulevard, Suite 2700  
Tampa, FL 33602  
slieb@trenam.com  
Tel: (813) 223-7474 |  
Fax: (813) 229-6553  
Attorneys for Gulfside Bank  
March 7, 14, 2025 25-00604H

FIRST INSERTION

**AMENDED NOTICE OF  
FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 23-CA-014959  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING,

Plaintiff, v.  
**THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVEISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF  
ANTHONY SALGUEIRO,  
DECEASED; MARIA-ELENA  
TAYLOR, AS POTENTIAL HEIR  
OF THE ESTATE OF ANTHONY  
SALGUEIRO, DECEASED; ALL  
UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 14, 2025 entered in Civil Case No. 23-CA-014959 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED are defendants, Cindy Stuart, Victor D. Crist, will sell the property at public sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on March 28, 2025 the following described property as set forth in said Final Judgment, to-wit:  
LOT 14, BLOCK 60, SULPHUR

SPRINGS WITH THE EAST 1/2 OF A CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8010 N 14th St, Tampa, FL 33604

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FLB: 1039538  
File No: M23334-JMV  
March 7, 14, 2025 25-00614H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000443  
IN RE: ESTATE OF  
MICHAEL ANTHONY BRANHAM,  
SR. A/K/A MICHAEL A.  
BRANHAM  
Deceased.

The administration of the estate of Michael Anthony Branham, Sr., a/k/a Michael A. Branham, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Lori K. Branham**  
903 Lake Thomas Lane  
Lutz, FL 33548

**Personal Representative**  
SHUMAKER, LOOP & KENDRICK, LLP  
Attorneys for Personal Representative

Luis A. Silva, Esquire  
101 E. Kennedy Blvd., Suite 2800  
Tampa, Florida 33602  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Florida Bar No. 1004224  
Email Addresses:  
lsilva@shumaker.com  
tmcintyre@shumaker.com  
#32500048v1  
March 7, 14, 2025 25-00684H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
File No. 25-CP-000525  
Division A  
IN RE: ESTATE OF  
MARK CHENAULT  
Deceased.

The administration of the estate of Mark Chenault, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**  
**William Brab**  
762 Bravington Way  
Lexington, KY 40503

Attorney for Personal Representative:  
/s/ Robert S. Walton

Robert S. Walton  
Attorney for Personal Representative  
Florida Bar Number: 92129  
Law Offices of Robert S. Walton, PL  
3802 W. Bay to Bay Boulevard,  
Suite 11  
Tampa, Florida 33629  
Telephone: (813) 434-1960  
Fax: (813) 200-9637  
E-Mail: rob@attorneywalton.com  
Secondary E-Mail:  
eservice@attorneywalton.com  
March 7, 14, 2025 25-00681H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002755  
IN RE: ESTATE OF  
LINDA LEE RAMER  
Deceased.

The administration of the estate of Linda Lee Ramer, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is March 7, 2025.

**Personal Representative:**  
**Mark Pickard**  
1902 Richter Lane  
Plant City, Florida 33565

Attorney for Personal Representative:  
Rodolfo Suarez Jr. Esq., Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, Florida 33156  
Telephone: 305-448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
March 7, 14, 2025 25-00673H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000706  
IN RE: ESTATE OF  
JOSEPH MICHAEL REESE,  
Deceased.

The administration of the estate of JOSEPH MICHAEL REESE, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: March 7, 2025.

**ROBERT D. HINES**  
**Personal Representative**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
March 7, 14, 2025 25-00680H

**Q&A**  
**What is a public notice?**  
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

## -- ACTIONS / SALES --

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CIVIL ACTION  
CASE NO.: **24-CA-009506**  
DIVISION: **B**  
**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR CFS15  
GRANTOR TRUST,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,  
DEWISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST, EARL C.  
WHITE AKA EARL WHITE AKA  
EARL CARLTON WHITE,  
DECEASED, et al,**  
**Defendant(s).**

To: THE UNKNOWN HEIRS, DE-  
WISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST, EARL C. WHITE AKA  
EARL CARLTON WHITE, DECEASED

Last Known Address: Unknown  
Current Address: Unknown  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-  
ing property in Hillsborough County,  
Florida:

LOTS 13 AND 14, BLOCK 6,  
NEBRASKA HEIGHTS, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 4, AT PAGE 66, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.  
A/K/A 1202 E CHELSEA  
STREET TAMPA FL 33603

has been filed against you and you are  
required to file written defenses by  
04/02/2025, on Albertelli Law, Plain-  
tiff's attorney, whose address is P.O. Box  
23028, Tampa, FL 33623; otherwise, a  
default will be entered against you for  
the relief demanded in the Complaint  
or petition.

\*\*See the Americans with Disabilities  
Act

In Accordance with the Americans  
with Disabilities Act, if you are a per-  
son with a disability who needs any  
accommodation in order to participate  
in this proceeding, you are entitled,  
at no cost to you, to the provision of  
certain assistance. Please contact the  
ADA Coordinator, Hillsborough County  
Courthouse, 800 E. Twiggs St., Room  
604, Tampa, Florida 33602, (813) 272-  
7040, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711. To file response  
please contact Hillsborough County  
Clerk of Court, P.O. Box 989, Tampa, FL  
33601, Tel: (813) 276-8100; Fax: (813)  
272-5508.

This notice shall be published once a  
week for two consecutive weeks in the  
Business Observer.

WITNESS my hand and the seal of  
this court on this 25 day of February,  
2025.

VICTOR D. CRIST  
Clerk of the Circuit Court  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
NL - 24-032382  
March 7, 14, 2025 25-00637H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CIVIL ACTION  
CASE NO.: **24-CA-009290**  
**CARRINGTON MORTGAGE  
SERVICES LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,  
DEWISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST, WILLIAM  
MERCADO AKA WILLIAM T.  
MERCADO, DECEASED, et al,**  
**Defendant(s).**

To: THE UNKNOWN HEIRS, DE-  
WISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST, WILLIAM MERCADO  
AKA WILLIAM T. MERCADO,  
DECEASED

Last Known Address: Unknown  
Current Address: Unknown  
MARISA CACERES  
Last Known Address:  
8435 US Highway 301 Apt. 417  
Riverview, FL 33578  
Current Address: Unknown

YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-  
ing property in Hillsborough County,  
Florida:

ALL THAT CERTAIN PARCEL  
OF LAND LYING AND BEING  
IN THE COUNTY OF HILLS-  
BOROUGH, AND STATE OF  
FLORIDA, MORE PARTICU-  
LARLY DESCRIBED AS FOL-  
LOWS:

WEST 1/2 OF THE WEST  
1/2 OF LOT 6 BLOCK 2 OF  
REVISED MAP OF HOME-  
STEAD SUBDIVISION, AC-  
CORDING TO MAP OR PLAT

THEREOF AS RECORDED IN  
PLAT BOOK 2, PAGE 50, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.  
A/K/A 1010 EAST 28TH AVE  
TAMPA FL 33605

has been filed against you and you are  
required to file written defenses by  
March 31, 2025, on Albertelli Law,  
Plaintiff's attorney, whose address is  
P.O. Box 23028, Tampa, FL 33623;  
otherwise, a default will be entered  
against you for the relief demanded in  
the Complaint or petition.

\*\*See the Americans with Disabilities  
Act

In Accordance with the Americans  
with Disabilities Act, if you are a per-  
son with a disability who needs any  
accommodation in order to participate  
in this proceeding, you are entitled,  
at no cost to you, to the provision of  
certain assistance. Please contact the  
ADA Coordinator, Hillsborough County  
Courthouse, 800 E. Twiggs St., Room  
604, Tampa, Florida 33602, (813) 272-  
7040, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711. To file response  
please contact Hillsborough County  
Clerk of Court, P.O. Box 989, Tampa, FL  
33601, Tel: (813) 276-8100; Fax: (813)  
272-5508.

This notice shall be published once a  
week for two consecutive weeks in the  
Business Observer.

WITNESS my hand and the seal of  
this court on this 21st day of February,  
2025.

Clerk of the Circuit Court  
(SEAL) By: Mustafa Divan  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 24-034195  
March 7, 14, 2025 25-00619H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CASE NO. **2017-CA-007363**  
**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL  
CREDIT OPPORTUNITIES TRUST  
VII-B,**  
**Plaintiff, vs.**  
**RACHEL L. STEELE A/K/A  
RACHEL LEIGH STEELE A/K/A  
RACHEL STEELE; et al,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Consent Final Judgment of  
Foreclosure dated February 24, 2025  
entered in Civil Case No. 2017-CA-  
007363 of the Circuit Court of the 13th  
Judicial Circuit in and for Hillsbor-  
ough County, Florida, wherein WILM-  
INGTON SAVINGS FUND SOCIETY,  
FSB, AS OWNER TRUSTEE OF THE  
RESIDENTIAL CREDIT OPPORTU-  
NITIES TRUST VII-B, is Plaintiff and  
RACHEL L. STEELE A/K/A RACHEL  
LEIGH STEELE A/K/A RACHEL  
STEELE; et al, are Defendant(s).

The Clerk, VICTOR D. CRIST,  
will sell to the highest bidder for

cash, online at www.hillsborough.  
realforeclose.com at public sale on  
July 17, 2025, at 10:00 A.M. on the  
following described property as set  
forth in said Final Judgment, to-wit:

Legal Description: A portion of  
the Northeast 1/4 of the North-  
east 1/4 of Section 26, Township  
27 South, Range 17 East, Hills-  
borough County, Florida, being  
more particularly described as  
follows:

Commence at the Northwest  
corner of the Northeast 1/4 of  
the Northeast 1/4 of Section 26,  
Township 27 South, Range 17  
East, Hillsborough County, Flor-  
ida, thence South 00 degrees 50  
minutes 55 seconds East along  
the West boundary of the North-  
east 1/4 of said Northeast 1/4  
of said Section 26, a distance of  
33.0 feet to a point on the South  
Right-of-Way line of North Mob-  
ley Road, thence South 89 de-  
grees 56 minutes 17 seconds East  
along said Right-of-Way line a  
distance of 175.84 feet for a Point  
of Beginning; thence continue  
South 89 degrees 56 minutes 17  
seconds East along said Right-  
of-Way line a distance of 155.84

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CASE NO.: **23-CA-013243**  
**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
STRUCTURED ASSET  
INVESTMENT LOAN TRUST  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-3,**  
**Plaintiff, v.**  
**ZACHARIAH MARSHALL, ET AL.,**  
**Defendant(s),**

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment dated November  
6, 2024 entered in Civil Case No. 23-  
CA-013243 in the Circuit Court of the  
13th Judicial Circuit in and for Hills-  
borough County, Florida, wherein U.S.  
BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR STRUCTURED  
ASSET INVESTMENT LOAN TRUST  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-3,  
Plaintiff and ZACHARIAH MAR-  
SHALL, MARILYN MARSHALL; US  
BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR THE C-BASS  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2006-SL1,  
WITHOUT RECOURSE; TD BANK,  
N.A., SUCCESSOR IN INTEREST TO  
RIVERSIDE NATIONAL BANK OF  
FLORIDA are defendants, Victor D.  
Crist, Clerk of Court, will sell the prop-  
erty at public sale at www.hillsborough.  
realforeclose.com beginning at 10:00  
AM on April 4, 2025 the following de-  
scribed property as set forth in said Fi-  
nal Judgment, to-wit:

LOT 13, BLOCK 3, BRANDON  
EAST SUBDIVISION, UNIT  
NO. 2, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
45, PAGE 35 OF THE PUBLIC

RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.  
Property Address: 3817 Twilight  
Dr., Valrico, FL 33594

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: NS23019-JMV  
March 7, 14, 2025 25-00654H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CIVIL DIVISION  
Case #: **24-CA-000061**  
DIVISION: **H**  
**PNC Bank, National Association**  
**Plaintiff, -vs.-**  
**Laura G. Ross; Mary C. Nesvig;**  
**Unknown Spouse of Laura G. Ross;**  
**Unknown Spouse of Mary C. Nesvig;**  
**City of Tampa, Florida; Unknown**  
**Parties in Possession #1, if living,**  
**and all Unknown Parties claiming by,**  
**through, under and against the above**  
**named Defendant(s); Unknown**  
**Parties in Possession #2, if living,**  
**and all Unknown Parties claiming**  
**by, through, under and against the**  
**above named Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to order rescheduling foreclosure sale or  
Final Judgment, entered in Civil Case  
No. 24-CA-000061 of the Circuit Court  
of the 13th Judicial Circuit in and for  
Hillsborough County, Florida, wherein  
PNC Bank, National Association, Plain-  
tiff and Laura G. Ross are defendant(s),  
I, Clerk of Court, Victor D. Crist, will  
sell to the highest and best bidder for  
cash by electronic sale at http://www.  
hillsborough.realforeclose.com begin-  
ning at 10:00 a.m. on May 1, 2025,  
the following described property as set  
forth in said Final Judgment, to-wit:

THE WEST 44 FEET OF LOTS  
1 AND 2 OF THE WEST 50  
FEET OF LOT 3 LESS THE  
NORTH 5 FEET OF THE EAST  
6 FEET THEREOF AND THE  
EAST 6 FEET OF LOTS 19 AND  
20, ALL IN BLOCK 1, ROA-  
NOKE, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 4, PAGE 48, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA. TOGETHER WITH  
LOT 3, LESS THE SOUTH 56

FEET OF THE EAST 90 FEET  
AND LESS THE NORTH 5  
FEET OF THE EAST 96 FEET,  
BLOCK 1, ROANOKE, AS PER  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 4, PAGE 48, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS AS  
UNCLAIMED.

"In accordance with the Americans  
with Disabilities Act, persons needing  
a special accommodation to participate  
in this hearing, should contact A.D.A.  
Coordinator not later than 1 (one) days  
prior to the proceeding at (813) 272-  
7040 or VIA Florida Relay Service at  
1-800-955-8770."

\*Pursuant to Fla. R. Jud. Admin.  
2.516(b)(1)(A), Plaintiff's counsel here-  
by designates its primary email address  
for the purposes of email service as:  
FLEService@logs.com\*

Pursuant to the Fair Debt Collection  
Practices Act, you are advised that this  
office may be deemed a debt collector  
and any information obtained may be  
used for that purpose.

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLEService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
23-330389 FC01 NCM  
March 7, 14, 2025 25-00643H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

Case No.: **24CA005486**  
Division: **C**  
**SOUTH COAST LENDERS, INC.**  
**a Florida corporation,**  
**Plaintiff, v.**  
**SUMMIT HOMES USA INC.,**  
**a Florida corporation; and**  
**UNKNOWN TENANT(S)/**  
**OWNER(S),**  
**Defendants.**

NOTICE IF HEREBY GIVEN that,  
pursuant to a Final Judgment, dated,  
February 4, 2025 this cause, in the  
Circuit Court of Hillsborough County,  
Florida, the office of Victor Crist, Hills-  
borough County Clerk and Comptroller,  
shall sell the property situated in Hills-  
borough County, Florida, described as:

A portion of the North 400.62  
feet of the South 1936.62 feet of  
the West 1/2 of the Southeast 1/4  
of Section 6, Township 29 South,  
Range 21 East, Hillsborough  
County, Florida, being more par-  
ticularly described as follows:  
Commence at the Southwest cor-  
ner of stated Section 6; thence  
North along the West boundary  
of said Section 6, a distance of  
1536.00 feet; thence North 89  
degrees 58'00" E, a distance of  
25.00 feet to a point on the East  
R/W line of Valrico Road and the  
Point of Beginning; thence con-  
tinue North 89 degrees 58'00"  
E, a distance of 1358.21 feet to  
the East boundary of the West  
1/2 of the Southwest 1/4 of said  
Section 6; thence North 00  
degrees 15'55" E, a distance of  
400.62 feet; thence S 89 degrees  
58'00" W, a distance of 530.54  
feet; thence South, a distance of  
250.62 feet; thence S 89 degrees  
58'00" W, a distance of 46.00  
feet; thence South, 125.00 feet;  
thence S 89 degrees 58'00" W,  
a distance of 783.00 feet to the  
East R/W line of said Valrico

Road; thence along said R/W  
line the following two (2) cours-  
es: 1.) South 05 degrees 42'38"  
W, a distance of 5.52 feet; 2.)  
South, a distance of 19.51 to the  
Point of Beginning.

Together with that certain 1990  
Palm Manufactured Home  
bearing Vehicle Identification  
Numbers PH093370A and  
PH093370B.  
Property Address: 2643 N VAL-  
RICO ROAD SEFFNER, FL  
33584

at public sale, to the highest and best  
bidder for cash at www.hillsborough.  
realforeclose.com; at 10:00 a.m. on  
APRIL 1, 2025 in accordance with  
Section 45.031 Florida Statutes.

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the Lis pendens, must file a claim  
before the clerk reports the surplus as  
unclaimed.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the ADA Coordinator, Hills-  
borough County Courthouse, 800 E.  
Twiggs St., Room 604, Tampa, Florida  
33602, (813) 272-7040, at least 7 days  
before your scheduled court appear-  
ance, or immediately upon receiving  
this notification if the time before the  
scheduled appearance is less than 7  
days; if you are hearing or voice im-  
paired, call 711.

YESNER LAW, P.L.  
Shawn M. Yesner, Esq.  
FBN: 0155225  
Laury V. Fabrizio, Esq.  
FBN: 1015838  
Countryside Colonial Center  
2753 S.R. 580, Suite 106  
Clearwater, FL 33761-3351  
Telephone: (813) 774-5737  
Facsimile: (813) 344-0950  
Email: Shawn@YesnerLaw.com  
Email: Laury@YesnerLaw.com  
Email: Julia@YesnerLaw.com  
March 7, 14, 2025 25-00678H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CASE NO.: **29-2024-CA-000456**  
DIVISION: **P**  
**SOUTHSTATE BANK, N.A., a**  
**national banking association,**  
**Plaintiff, vs.**  
**OATH BREWING LLC, a Florida**  
**limited liability company, 13 SHOTS**  
**LLC, a Florida limited liability**  
**company, SLICE OF FREEDOM**  
**PIZZERIA L.L.C., a Florida limited**  
**liability company, JERROD HAYES,**  
**an individual, ELICIA HAYES,**  
**an individual, HILLSBOROUGH**  
**COUNTY, a political subdivision of**  
**the State of Florida, UNKNOWN**  
**PARTIES IN POSSESSION OF 304**  
**ACACIA DRIVE, PLANT CITY,**  
**FLORIDA 33566, and UNKNOWN**  
**PARTIES IN POSSESSION OF**  
**3905 CASON ROAD, PLANT CITY,**  
**FLORIDA 33566,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pur-  
suant to the Uniform Final Judgment  
of Foreclosure dated June 19, 2024  
(the "Judgment") and Order Resched-  
uling Foreclosure Sale (the "Order")  
dated February 24, 2025, entered in  
Civil Case No. 29-2024-CA-000456,  
in the Circuit Court in and for Hill-  
sborough County, Florida, wherein  
SOUTHSTATE BANK, N.A., a na-  
tional banking association, is Plaintiff,  
and OATH BREWING LLC, a Florida  
limited liability company, 13 SHOTS  
LLC, a Florida limited liability com-  
pany, SLICE OF FREEDOM PIZZERIA  
L.L.C., a Florida limited liability com-  
pany, JERROD HAYES, an individual,  
ELICIA HAYES, an individual, HILL-  
SBOROUGH COUNTY, a political  
subdivision of the State of Florida, UN-  
KNOWN PARTIES IN POSSESSION  
OF 304 ACACIA DRIVE, PLANT  
CITY, FLORIDA 33566, and UN-  
KNOWN PARTIES IN POSSESSION  
OF 3905 CASON ROAD, PLANT CITY,  
FLORIDA 33566, are Defendants, Vic-  
tor D. Crist, as the Clerk of the Circuit  
Court, will offer for sale and sell to the  
highest and best bidder (as described  
below) for cash via electronic sale at  
www.hillsborough.realforeclose.com  
at 10:00 a.m. on March 31, 2025, in  
accordance with Chapter 45, Florida  
Statutes, the following described real  
property (collectively the "Property")  
set forth in said Judgment located in  
Hillsborough County, Florida:

LOTS 2, 3, 5, 6, 7, 8, 10, 11 AND  
THE EAST 1/3 OF LOTS 4  
AND 9, BLOCK 4, DEVANE &  
THOMAS, ACCORDING TO  
THE MAP OR PLAT THER-  
E OF AS RECORDED IN PLAT  
BOOK 5, PAGE 14, PUBLIC RE-

CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA having  
an address of 304 Acacia Drive,  
Plant City, Florida 33563.

The "highest and best bidder" for pur-  
poses of this Notice of Sale is defined as  
the party who bids the largest amount  
of money to purchase the Property  
and who completes the sale in a timely  
fashion. The one who bids the large-  
est amount of money to purchase the  
Property shall be permitted to complete  
the sale by delivering to the Clerk, the  
balance of final bid amount plus doc  
stamps and court registry fees no later  
than 12:00 PM EST, the next business  
day following the sale.

Said sale will be made pursuant to  
and in order to satisfy the terms of the  
Judgment and Order.

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Court's ADA Coordina-  
tor, Hillsborough County Courthouse,  
800 E. Twiggs St., Room 604, Tampa,  
Florida 33602, (813) 272-7040, at least  
7 days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Dated: February 26, 2025  
AKERMAN LLP  
By: /s/ John L. Dicks II  
John L. Dicks II  
Florida Bar No.: 89012  
Primary Email:  
john.dicks@akerman.com  
Secondary Email:  
judy.mearthur@akerman.com  
401 E. Jackson Street, Suite 1700  
Tampa, Florida 33602  
Telephone (813) 223-7333  
- and -  
Howard J. Harrington  
Florida Bar No. 0118719  
Primary Email:  
jay.harrington@akerman.com  
Secondary Email:  
maggie.hearon@akerman.com  
Secondary Email:  
jennifer.mechan@akerman.com  
50 North Laura Street, Suite 3100  
Jacksonville, Florida 32202  
Telephone: (904) 798-3700  
Facsimile: (904) 798-3730  
Attorneys for SouthState Bank, N.A.  
80184634;1  
March 7, 14, 2025 25-00610H

LV20906\_V11

**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**  
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 2023-CA-013224**  
**CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOSHUA ALLEN LINSCHOTEN, et al., Defendant(s).**  
 Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/27/2025, in Case No.: 2023-CA-013224 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSHUA ALLEN LINSCHOTEN and COURTNEY D. LINSCHOTEN, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 3/28/2025, the following described property set forth in the Final Judgment of Foreclosure:  
 Lot 9, Block 6, Map or Plat entitled "Cypress Creek Phase 2" as

recorded in Plat Book 109, Page 282 through 304, Of the Public Records of Hillsborough County, Florida.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.  
 DATED: February 27, 2025  
 By: /s/ Chad Sweeting  
 Chad Sweeting, Esquire  
 Florida Bar No.: 93642  
 ARIAS BOSINGER, PLLC  
 280 W. Canton Avenue, Suite 330  
 Winter Park, Florida 32789  
 (407) 636-2549  
 March 7, 14, 2025 25-00624H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**  
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 2024CC003931**  
**CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. TOLANA LYNETTE MATHIS, Defendant.**  
 Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/26/2025, in Case No.: 2024CC003931 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and TOLANA LYNETTE MATHIS, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 4/25/2025, the following described property set forth in the Final Judgment of Foreclosure:  
 Lot 15, in Block 6 of CYPRESS CREEK PARCEL J PHASES 1 AND 2, according to the plat

thereof, As recorded in Plat Book 132, Page 295, of the Public Records of Hillsborough County, Florida  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.  
 DATED: February 28, 2025  
 By: Jennifer L. Davis  
 Jennifer L. Davis, Esquire  
 Florida Bar No.: 879681  
 ARIAS BOSINGER, PLLC  
 280 W. Canton Avenue, Suite 330  
 Winter Park, Florida 32789  
 (407) 636-2549  
 March 7, 14, 2025 25-00629H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
**CASE NO.: 24-CA-008056**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1, Plaintiff, vs. DAPHNE D. TURNER; MICROF, LLC; THE HOMEOWNERS ASSOCIATION OF THE PALMS, INC.; TOWNE ESTATES AT THE PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS Defendant(s).**  
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to Final Judgment. Final Judgment was awarded on February 26, 2025 in Civil Case No. 24-CA-008056, of the Circuit Court of the THIRTEENTH JUDICIAL Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 is the Plaintiff, and DAPHNE D. TURNER; MICROF, LLC; THE HOMEOWNERS ASSOCIATION OF THE PALMS, INC.; TOWNE ESTATES AT THE PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS are Defendants.  
 The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 1, IN THAT UNLETTERED BLOCK OF HEATHER LAKES UNIT XXVII PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 1649 PROWMORE DR BRANDON, FL 33511  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated this 3rd day of March, 2025.  
 ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 5300 West Atlantic Avenue, Suite 303  
 Delray Beach, FL 33484  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: John J. Cullaro,  
 FL Bar No. 66699  
 2025.03.03 10:37:48-05'00'  
 FBN: 66699  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-16567B  
 March 7, 14, 2025 25-00653H

FIRST INSERTION

**NOTICE OF ACTION IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
**CASE NO.: 24-CC-043730**  
**PROGRESSIVE SELECT INSURANCE COMPANY, Plaintiff, v. THOMAS D. DICKERSON, JR., THOMAS AUPONT, MAGDALAH AURELUS, STANLEY AURELUS, BLANCHARD CLAIRMANN, DURVENS DUGAS, CLAUDETE DUPITON, LORVERA INNOCENT, FABIENE LAURORE, JEAN RONY LOZIL, JOSEPH LUXE, ST. CLAIR MONTINAT, MAURICE OGAUS, RICHARD PROHETE, and ROLAND SAINT-LOUIS, Defendants.**  
 To the following Defendants: DURVENS DUGAS  
 Last Known Address  
 7134 Kensington High Blvd Orlando, FL 33818  
 JEAN RONY LOZIL  
 Last Known Address  
 7134 Kensington High Blvd Orlando, FL 33818  
 YOU ARE NOTIFIED that an action for interpleader has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, PROGRESSIVE SELECT INSURANCE COMPANY c/o JESSICA M. HERNANDEZ, ESQ., whose address is 135 San Lorenzo Ave., Suite 500, Coral Gables, Florida 33134, on or before April 28, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
 The action is asking the court to decide how the following real or personal property should be divided:  
 \$20,000.00 representing the bodily injury limit of liability under Policy No. 17677308.  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Court's office. You may review these documents upon request. You must keep the Clerk of the Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 Dated: February 28, 2025  
 CLERK OF THE COURT (SEAL) By: Mustafa Divan Deputy Clerk  
 Submitted by:  
 FALK, WAAS, SOLOMON, MENDLESTEIN & DAVIS, P.A.  
 Attorneys for Plaintiff  
 135 San Lorenzo Avenue, Suite 500  
 Coral Gables, FL 33146  
 Telephone: (305) 447-6500  
 Facsimile: (305) 447-1777  
 March 7, 14, 21, 28, 2025 25-00652H

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/20/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.  
**D-763 Smith, Teresa**  
**B-437 Montano, Wilfredo**  
**G-829 Brady, David**  
**A-308 Huges, Mieshia**  
**B-449 Thomas, Christopher**  
**7-95 Edwards Sr, Actavious**  
**17-12 Batts, Brittney**  
**D-723 Bulter, Pamela**  
**F-799 Singleton, Hinson**  
**B-493 Posada, Jennifer**  
**B-491 Chatman, Kanisha**  
**kitchenware appliances furniture**  
**tools artwork furniture**  
**tools toys totes**  
**outdoor chairs boxes**  
**tools appliances totes**  
**boxes totes**  
**toys furniture fishing gear**  
**tools furniture electronics**  
**tools electronics totes**  
**furniture totes**  
**clothing electronics totes**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.  
 Feb. 28; Mar. 7, 2025 25-00592H

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**  
**CASE NO. 25-CA-000374**  
**FINANCE OF AMERICA REVERSE LLC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ADAMS, DECEASED, et al. Defendant(s).**  
 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ADAMS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
 LOT 2, BLOCK 3, ORANGE RIVER ESTATES, UNIT IVA, PLAT BOOK 61, PAGE 13.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before April 1, 2025/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of February, 2025.  
 VICTOR D. CRIST  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: MUSTAFA DIVAN DEPUTY CLERK  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 24-264435  
 Feb. 28; Mar. 7, 2025 25-00574H

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / PUBLIC SALES---

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION**  
**CASE NO. 18-CA-007385**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A./THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC., Defendant(s)**  
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A  
 DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRYL DUNCAN; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A./THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on March 20, 2025, the following described property as set forth in said Final Judgment, to wit:  
 LOT 19, BLOCK 10 OF TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated this 25th day of February 2025.  
 Marc Granger, Esq.  
 Bar. No.: 146870  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue, Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 18-01243 CMS  
 V6.20190626  
 Feb. 28; Mar. 7, 2025 25-00586H

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION**  
**CASE NO. 23-CA-016153**  
**DIVISION: I**  
**RF -Section II**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 12, 2025, and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on May 12, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:  
 LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 5462 GRAYS HARBOR CT, WIMAUMA, FL 33598  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
 DATED February 25, 2025  
 By: /s/ Kathleen Achille  
 Kathleen Achille  
 Florida Bar No.: 166200  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 Diaz Anselmo & Associates, P.A.  
 Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: senders@dallejal.com  
 1496-195390 /SR4  
 Feb. 28; Mar. 7, 2025 25-00577H

--- ACTIONS / SALES / ESTATE / PUBLIC SALES---

SECOND INSERTION

Public Notice
Effective March 15, 2025, Satish Chander Kapoor, MD, will no longer be providing care at Optum.
Patients of Dr. Chander Kapoor may continue care at Optum - Valrico.
Patients can obtain copies of their medical records at:
Optum - Valrico
1082 E. Brandon Blvd.
Brandon, FL 33511
Phone: 1-813-689-9900
Feb. 28; Mar. 7, 14, 21, 2025
25-00558H

THIRD INSERTION

NOTICE OF ACTION
by Publication
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 24-DR-016313
Division: D
IN THE INTEREST OF CHRISTIAN DEKARI LEVISON MINOR
EVELYN A. DAVIS and JIMMY DAVIS,
Petitioners/Grandparents and
CHRISTIN N. DAVIS and REGINALD D. LEVISON
Respondent/Father
To: REGINALD D. LEVISON
Last Known Address: Granville Correctional Institute 1001 Zeazey Rd. Butner, NC 27509
YOU ARE NOTIFIED that an action for temporary child custody has been filed by your son's grandparents, EVELYN A. DAVIS and JIMMY DAVIS. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before MARCH 26, 2025 and file an original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.
DATED on February 18, 2025
VICTOR D. CRIST
CLERK OF COURT
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
(SEAL)
BY: Isha Tirado-Baker
As Deputy Clerk
This instrument was prepared by Fehintola Oguntebi
1904 W. Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
Feb. 21, 28; Mar. 7, 14, 2025
25-00494H

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE AND TRUST DIVISION
CASE NO.: 24-CP-002251
IN RE: FAMILY TRUST MANAGEMENT REVOCABLE TRUST 105-75-1487
TO: Svetlana Tornheim
3330 NE 190th Street, #1118
Aventura, FL 33180
YOU ARE NOTIFIED that an action for judicial modification of trust has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Steven L. Hearn, Esquire, the plaintiff's attorney, whose address is Steven L. Hearn, P.A.,

600 S. Magnolia Ave., Ste. 200, Tampa, FL 33606, on or before April 4, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is

less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED on 02/14, 2025.
VICTOR D. CRIST
As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk
Steven L. Hearn, Esquire,
the plaintiff's attorney,
Steven L. Hearn, P.A.,
600 S. Magnolia Ave., Ste. 200,
Tampa, FL 33606
Feb. 21, 28; Mar. 7, 14, 2025
25-00478H

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-038845
DIV.: M
LAKE FOREST HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
MELISSA M. SURUJBALL,
Defendants.
Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realfordclose.com and is described as:

Lot 1, Block 32, Lake Forest Unit No. 5, as per map or plat thereof recorded in Plat Book 50, Page(s) 45 of the Public Records of Hillsborough County, Florida. Commonly Referred to as: 14729 Morning Drive, Lutz, Florida 33559.

at public sale, to the highest bidder for cash at 10 a.m., on the 14th of March 2025.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770.

DATED this 19th day of February, 2025.
STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff,
LAKE FOREST
Feb. 28; Mar. 7, 2025 25-00536H

Christian Savio, Esq.,
Law Offices of
Manganello, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 NW Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
Feb. 14, 21, 28; Mar. 7, 2025
25-00452H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0332
IN RE: ESTATE OF BILLI JO STULTZ
Deceased.
If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.
The case number and decedent's name are: BILLI JO STULTZ, File Number 2025-CP-0332.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twiggs Street, Tampa, FL 33602.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

Date of death of the decedent is: 09/06/2024.
The date of first publication of this notice is: February 28, 2025
The second week of publication is: March 7, 2025

Personal Representative(s):
Michele Gamber.
Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Feb. 28; Mar. 7, 2025 25-00564H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000510
Division A
JUDGE C.M. CATLIN
IN RE: ESTATE OF JOHN G. CROWTHER, Deceased.
The administration of the estate of JOHN G. CROWTHER, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which Hillsborough County Circuit Court, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 28, 2025.

Personal Representative:
TARA DENHOFF
7115 Colonial Lake Drive
Riverview, Florida 33578
Attorney for Personal Representative:
CHAD T. ORSATTI, ESQ.
Florida Bar Number: 0168130
ORSATTI & ASSOCIATES, P.A.
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Telephone: (727) 772-9060
chad@orsattilaw.com
Feb. 28; Mar. 7, 2025 25-00538H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
UCN#: 292025CP000089A001HC
Ref. No.: 25-CP-000089
IN RE: ESTATE OF JOSEPH R. BLOSS, a/k/a JOSEPH ROBERT BLOSS, Deceased.
If you have been served with a copy of this NOTICE and you have any claim or demand against the Decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twiggs Street, Tampa, FL 33602.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.

The date of death of the Decedent is August 14, 2024.

The date of first publication of this NOTICE is February 28, 2025.

Personal Representative(s):
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices
We offer an online payment portal for easy credit card payment
Service includes e-filing your affidavit to the Clerk's office on your behalf
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of March, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Headd, Christopher FURNITURE , COUCH, LOVESEAT, ELECTRIC FIREPLACE, TABLE , DRESSER; Robinson, Chelse Dining Room Table, (3) TVs, Boxes, Sofa, Dressers, Boxes, Office Chair, Ottoman,, Suitcase, Storage Containers, Computer Keyboard,, Miller, Ayanna TOOLS, BOXES, LAMPS, CHAIRS, GRILL, LAWNMOWER, TOOLBOX, GENERATOR; Green, Pamela COOLER, BAR STOOLS, WINTER COAT, TABLE LAMPS, GRILL, BOXES, TOTES, LAWNMOWER, TOOLBOX, GENERATOR, TABLE, LADDER; Williford, September M. Guitar, Dining Room Tables (2) , Bike, Computer, Dresser, Hover round Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board; Ortega, Destiny M. FLATSCREEN TV, BOXES, TOTES, BOX FAN , PRINTER, CLOTHES, SHOES, MISC HOUSHOLD ITEMS; Espinoza, Peter TOTES, BAGS, DE-CANTUR SET, SPEAKERS, MISC ITEMS; Hollis, Monica Shop Vac, Flat screen TV , Bookshelf, Storage Bins, Boxes, Totes, Shoes, Bicycle, Car seat, Bags, Mattress, Bean Bag Chair; Johnson, Jontia CLOTHES, BOXES, BAGS, DIAPERS, KIDS TOYS, BED, COUCH, MICROWAVE, MISC ITEMS; Rayborn, Robert BOXES, TOTES; Smith, Ashley BAGS, CLOTHES MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Feb. 28; Mar. 7, 2025 25-00528H

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CC-050722
CODA HOLDINGS & INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs.
JAMES LARRY WRIGHT; et al., Defendants.
TO: JAMES LARRY WRIGHT
Last Known Address: 4410 Pine St., Lot F, Valrico, FL 33596
Current Address: unknown
YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home VIN #FL-FLV70A25251SB31, Title #79109476, located at 4410 Pine Street, Lot F, Valrico, FL 33596 in Hillsborough County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganello, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before 3/19/2025 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 03/14/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 WEST mobile home bearing Vehicle Identification Numbers GAFLP0A26971W2 and all personal items located inside the mobile home. Last Tenant: Samuel Cruz Diaz. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
Feb. 28; Mar. 7, 2025 25-00600H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 3/20/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Table with 3 columns: Unit #, Name, and Items. Includes units A032 through D203 with various household and furniture items listed for each.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390
Feb. 28; Mar. 7, 2025 25-00591H

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Case #: 23-CA-001005 DIVISION: G United Shore Financial Services, LLC d/b/a United Wholesale Mortgage Plaintiff, vs.-

Jimmy McKee; Unknown Spouse of Jimmy McKee; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on April 16, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 34, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

\*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com

By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876

22-328052 FC01 CEN Feb. 28; Mar. 7, 2025 25-00542H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Case #: 22-CA-004503 DIVISION: A JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.-

Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on April 14, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 93, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

\*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com

By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-326633 FC01 CGG Feb. 28; Mar. 7, 2025 25-00541H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 19-CA-010308 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ROCHELLE E. ROHRER A/K/A ROCHELLE ROHRER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 02, 2023 in Civil Case No. 19-CA-010308 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Rochelle E. Rohrer a/k/a Rochelle Rohrer, et al., are Defendants, the Clerk of Court, VICTOR CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Bell Creek Preserve Phase

1, according to the map or plat thereof, as recorded in Plat Book 124, Pages 206 through 213, inclusive, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 20-01235FL Feb. 28; Mar. 7, 2025 25-00524H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 22-CA-005385 FLAGSTAR BANK, N.A., Plaintiff, vs. DARRICK HARRIS A/K/A DARRICK ANTHONY HARRIS, et al., Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on April 9, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 5, Block 29, Broadway Centre Townhomes, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 236 through 243, inclusive, of the Public Records of Hillsborough County, Florida.

Property Address: 2135 Lennox Dale Lane, Brandon, FL 33510 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 21st day of February, 2025.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147

Kathryn I. Kasper, Esq. FL Bar # 621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Feb. 28; Mar. 7, 2025 25-00543H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 24-CA-000591 LOANDEPOT.COM, LLC, Plaintiff, vs. STEVEN GUTIERREZ; LINA M GUTIERREZ A/K/A LINA GUTIERREZ; SOUTH FORK III COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 14, 2025 entered in Civil Case No. 24-CA-000591 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and STEVEN GUTIERREZ and LINA M GUTIERREZ, et al, are Defendants.

The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: https://hillsborough.realforeclose.com, at 10:00 AM on April 15, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit: LOT 36, BLOCK S-2 OF SOUTH FORK TRACT S AND TRACT T, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S)

32-40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enrage the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-099397-F00 Feb. 28; Mar. 7, 2025 25-00535H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-005467 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMCI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMCI, Plaintiff, vs. SHANNON K FERREIRA A/K/A SHANNON FERREIRA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 15, 2025 in Civil Case No. 24-CA-005467 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMCI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMCI is Plaintiff and Shannon K Ferreira a/k/a Shannon Ferreira, et al., are Defendants, the Clerk of Court, VICTOR CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida

Statutes on the 17th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 49, Block 3, WEST MEADOWS PARCELS "12A", "12B-1", AND "13-1", according to the plat thereof, as recorded in Plat Book 90, Pages 92-1 through 92-19, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09796FL Feb. 28; Mar. 7, 2025 25-00526H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 22-CA-006127 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on April 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH ONE-HALF (S 1/2) OF LOT THREE (3) AND S 25 FT OF N 1/2 LOT 3 OF ORAN SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 20th day of February, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally Signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepите.com Reason: I am the author of this document Location: Date: 2025.02.20 13:40:57-05'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com 1092-11977B Feb. 28; Mar. 7, 2025 25-00556H

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CA-007741 DIVISION K SECURED INVESTMENT HIGH YIELD FUND II, LLC, AN IDAHO LIMITED LIABILITY COMPANY, Plaintiff, v. PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMPANY; ET AL, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated the 3rd day of February, 2025, and entered in Case No. 24-CA-007741 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SECURED INVESTMENT HIGH YIELD FUND II, LLC, AN IDAHO LIMITED LIABILITY COMPANY is the Plaintiff, and PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY; HEROLD GERMAIN; ASSURED DEVELOPMENT GROUP, INC.; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; AND ALL UNKNOWN PARTIES IN POSSESSION IF THE ABOVE DEFENDANTS ARE ALIVE AND IF ONE OR MORE OF SAID DEFENDANTS ARE DEAD, THEIR UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, PERSONAL REPRESENTATIVES, CREDITORS AND ALL PARTIES HAVING OR CLAIMING BY, THROUGH OR AGAINST THEM; AND ALL PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT, are Defendants.

County Clerk of Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash via electronic sale at http://www.hillsborough.realforeclose.com at 10:00 a.m., in accordance with Section 45.031, Florida Statutes on the 14th day of March 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 5 AND 6, BLOCK 3, YBOR HEIGHTS GIBSON & HOBBS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE EAST 1/2 OF THE CLOSED ALLEY ABUTTING THEREON.

Property Address: 2914 N. 17th St., Tampa, FL 33605

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or e-mail it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

Dated this 19th day of February, 2025. LAW OFFICE OF MICHELLE L. GLASS, PA Attorney for Plaintiff 7545 Centurion Parkway, Ste. 103 Jacksonville, FL 32256 Telephone: (904) 606-3903 By: /s/Michelle L. Glass Michelle L. Glass Florida Bar No. 0674109 michelle@glass-law.net Feb. 28; Mar. 7, 2025 25-00532H

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

CASE NO. 22-CA-000328 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 9th day of April, 2025, the following described property:

LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT If you are a person with a disability who

needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

DATED this 21st day of February, 2025. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz Feb. 28; Mar. 7, 2025 25-00562H

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24 CC-045722 DIVISION: R

PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. DAIZA S. BYRD, ROBERT LEE BYRD, JAMES G. LARUE CARTER, UNIVERSITY COMMUNITY HOSPITAL, INC. d/b/a ADVENTHEALTH TAMPA, SHERIDAN RADIOLOGY SERVICES OF WEST FLORIDA, INC., DONNA BURFORD, BRYCE C. BURFORD, AND GEICO CASUALTY COMPANY, Defendants. To: JAMES G. LARUE CARTER, whose address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Company policy #11049296778 that was issued to Daiza S. Byrd on March 14, 2024, declared null and void from inception for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before 03/14/2025, and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Business Observer or similar publication with circulation in Hillsborough County.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 6th day of February 2025. VICTOR D. CRIST, as Clerk of Court Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602 (SEAL) By: Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602 Robert E. O'Connell, Esq., Plaintiff's attorney, P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250 Feb. 14, 21, 28, Mar. 7, 2025 25-00414H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-009922 DIVISION: F

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2002-2, Plaintiff, vs. LAURIE S. LLOYD, et al., Defendant. To: BEVERLEY E. GOULD 8905 W KNIGHTS GRIFFIN RD, PLANT CITY, FL 33565 ROBERT A. LLOYD 8905 W KNIGHTS GRIFFIN RD, PLANT CITY, FL 33565 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE WEST 165.00 FEET OF THE EAST 185.00 FEET OF THE NORTH 294.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET THEREOF FOR KNIGHTS-GRIFFIN ROAD RIGHT-OF-WAY TOGETHER WITH 1997 MOBILE HOME VIN# ALS02924. are required to file a copy of your written defenses, if any, to it on Sara Collins,

Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on the 24 day of FEBRUARY, 2025. VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10946FL Feb. 28; Mar. 7, 2025 25-00571H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016864 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. QUINN SHAH PITTMAN, et al., Defendants.

TO: Quinnshae Pittman 7539 Abonado Road Tampa FL 33615 Unknown Spouse of Quinnshae Pittman 7539 Abonado Road Tampa FL 33615 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Unit 7539, Building 1600, of The Greens of Town 'N Country, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4381, Page 1167, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 02/28/2025.

FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 20TH day of FEBRUARY, 2025. Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: JENNIFER TAYLOR DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, Feb. 28; Mar. 7, 2025 25-00566H

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 29-2024-CA-002811 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST, Plaintiff, v. TEQUILA WILLIAMS AND EDWARD T. WILLIAMS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 4, 2025, and entered in Case No. 29-2024-CA-002811 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST is the Plaintiff and TEQUILA WILLIAMS AND EDWARD T. WILLIAMS, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on April 9, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit: LOT 254, FERN CLIFF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 1612 E NOME ST., TAMPA, FL 33604 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/Christophal Hellewell Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 fpeleadings@ghidottiberger.com Feb. 28; Mar. 7, 2025 25-00557H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-005882 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. CONNIE W. SEALS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2024, and entered in 24-CA-005882 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CONNIE W. SEALS; UNKNOWN SPOUSE OF CONNIE W. SEALS; CITY OF TAMPA, FLORIDA are the Defendant(s). VICTOR CRIST as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on March 21, 2025, the following described property as set forth in said Final Judgment, to wit: THE EAST 50 FEET OF THE WEST 470 FEET OF THE NORTH 165 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST LESS THE NORTH 25 FEET FOR STREET ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3108 W BAL- LAST POINT BOULEVARD, TAMPA, FL 33611

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 25 day of February, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-092099 - NaC Feb. 28; Mar. 7, 2025 25-00581H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2022-CA-007177 DIVISION: F

JMBA GROUP, LLP, Plaintiffs, vs. ANTHONY J. BROWN, UNKNOWN TENANT, Defendants NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on February 14, 2025 in the Circuit Court of Hillsborough County, Florida, Victor D. Crist the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as: Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on April 16, 2025 at 10:00am.

The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days.

/s/ Ivan Dimitrov Ivanov, Esq. 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff, JMBA Group, LLP 813-563-6646 Feb. 28; Mar. 7, 2025 25-00576H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-000358 DIVISION F

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MARIA REGNETTA A/K/A MARIA YURINA REGNETTA A/K/A MARIA YURINA, et al., Defendants. TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT REGNETTA AKA ROBERT RICHARD REGNETTA YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 11, BLOCK 1, CARROLLWOOD CROSSINGS 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE(S) 282 THROUGH 285, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 04/02/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

WITNESS my hand and the seal of this Court this 25 day of February, 2025. VICTOR CRIST As Clerk of the Court Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602 (COURT SEAL) By Isha Tirado-Baker As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 23-03611 Feb. 28; Mar. 7, 2025 25-00594H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-005383

BANK OF AMERICA, N.A., Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES.; WF HIL 2021-1 GRANTOR TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION; LORENZO RAMOS; CARMEN RAMOS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 21, 2025 in Civil Case No. 22-CA-005383, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES.; WF HIL 2021-1 GRANTOR TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION; LORENZO RAMOS; CARMEN RAMOS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIM-

ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 6, BLOCK "F", BRANDON GROVES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 25th day of February, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro, FL Bar No. 66699 2025.02.25 09:54:33-05'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1092-11972B Feb. 28; Mar. 7, 2025 25-00587H

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000543  
Division A  
IN RE: ESTATE OF  
RONALD LOUIE ROOP  
a/k/a RONALD L. ROOP,  
Deceased.

The administration of the estate of RONALD LOUIE ROOP a/k/a RONALD L. ROOP, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025

**LARRY DALE FERGUSON**  
Personal Representative  
2319 Lincoln Ave.  
Saint Albans, WV 25177  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
lmartinez@hnh-law.com  
Feb. 28; Mar. 7, 2025 25-00589H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 378  
Division B PROBATE  
IN RE: ESTATE OF  
IZZOLETTA C. LYNN  
Deceased.

The administration of the estate of IZZOLETTA C. LYNN, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000125  
Div: B  
IN RE: ESTATE OF  
VICTOR HUGO  
CHANCHAVAC XILOJ,  
Deceased.

The administration of the estate of VICTOR HUGO CHANCHAVAC XILOJ, Deceased, whose date of death was December 9, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is February 28, 2025.

**Juanita Chanchavac**  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Feb. 28; Mar. 7, 2025 25-00537H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-0528  
IN RE: ESTATE OF  
SHIRLEY MARION RAKER  
Deceased.

The administration of the estate of SHIRLEY MARION RAKER, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
/s/ Kenneth E. Raker  
KENNETH E. RAKER  
4720 Travertine Drive  
Tampa, Florida 33615  
Attorney for Personal Representative:  
/s/ Lori Vella  
LORI VELLA, ESQ.  
Florida Bar Number: 356440  
Law Office of Lori Vella, LLC  
14502 N. Dale Mabry Hwy., Ste. 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
Feb. 28; Mar. 7, 2025 25-00603H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000485  
Division O  
IN RE: ESTATE OF  
WINFRED M. HARRELL A/K/A  
WINFRED MITCHELL HARRELL  
Deceased.

The administration of the estate of Winfred M. Harrell a/k/a Winfred Mitchell Harrell, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000237  
Division A  
IN RE: ESTATE OF  
CAROL L. RODGER  
Deceased.

The administration of the estate of Carol L. Rodgers, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is located at 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
John Daniel Davis, Jr.  
20037 Callisto Hill Place  
Tampa 33647  
Attorney for Personal Representative:  
Myrna Serrano Setty  
E-mail Addresses:  
mss@serranosetty.com,  
info@serranosetty.com  
Florida Bar No. 110636  
Myrna Serrano Setty, P.A.  
15310 Amberly Dr. Suite 250  
Tampa, Florida 33647  
Telephone: (813) 902-3189  
Feb. 28; Mar. 7, 2025 25-00527H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-000176  
Division: B  
IN RE: ESTATE OF  
GERTRUDE L. BLACKMORE,  
Deceased.

The administration of the Estate of Gertrude L. Blackmore, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
Suzanne Blackmore  
10212 Grant Creek Drive  
Tampa, Florida 33647  
Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway  
Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
Email: elaine@estatelawtampa.com  
Feb. 28; Mar. 7, 2025 25-00578H

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO. 24-CA-009812  
DIVISION: F  
RF - SECTION I  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR GSAA HOME EQUITY  
TRUST 2006-7, ASSET-BACKED  
CERTIFICATES, SERIES 2006-7,  
Plaintiff, vs.  
DARRELL HANCOCK, ET AL.  
Defendants

To the following Defendant(s):  
DARRELL HANCOCK (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: 18131 SWAN LAKE DRIVE, LUTZ, FL 33549

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 4, OAKS AT WINDEMERE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 60 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 18131 SWAN LAKE DRIVE, LUTZ FL 33549

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before March 31, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000516  
IN RE: ESTATE OF  
BETTY W SCHEURMAN,  
Deceased.

The administration of the estate of BETTY W SCHEURMAN, Deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is February 28, 2025.

**ROBERT BENNETT, JR.,**  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 1613TH Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Feb. 28; Mar. 7, 2025 25-00579H

entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

WITNESS my hand and the seal of this Court this 21st day of February, 2025.

Victor D. Crist  
HILLSBOROUGH COUNTY  
CLERK OF COURT  
(SEAL) By Mustafa Divan  
As Deputy Clerk  
J. Anthony Van Ness, Esq.  
VAN NESS LAW FIRM, PLC,  
Attorney for the Plaintiff,  
1239 E. NEWPORT CENTER DRIVE,  
SUITE #110,  
DEERFIELD BEACH, FL 33442  
PHH20248-24/cam  
Feb. 28; Mar. 7, 2025 25-00561H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-00347  
IN RE: ESTATE OF  
EDWARD JOSEPH ELLIOTT,  
Deceased.

The administration of the estate of EDWARD JOSEPH ELLIOTT, deceased, whose date of death was September 16,

2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the street address of which is 800 East Twiggs Street, Tampa, Florida 33602.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: February 28, 2025.

**Selene Olivares**  
Personal Representative

1810 Peaceful Palm Street  
Ruskin, Florida 33750-6370  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
ctschida@barneswalker.com  
Feb. 28; Mar. 7, 2025 25-00563H

## -- ACTIONS / ESTATE --

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 24-CP-004082  
IN RE: ESTATE OF  
MILDRED HENDERSON  
A/K/A MILDRED ARLENE  
HENDERSON,  
Deceased.

The administration of the Estate of Mildred Henderson a/k/a Mildred Arlene Henderson, deceased, whose date of death was 10/5/2024, Case Number 24-CP-004082, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 28 day of February 2025.

**Personal Representative:**  
**ROBYN HENDERSON,**  
10682 Grand Riviere Drive,  
Tampa, FL 33647  
Attorney for Personal Representative:  
ELIZABETH G. DEVOLDER, ESQ.  
Florida Bar Number: 124666  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder,  
PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
elizabeth@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
Feb. 28; Mar. 7, 2025 25-00573H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NUMBER: 24-CP-002081  
IN RE: THE ESTATE OF  
NANCY MCELHINNEY

The administration of the estate of Nancy McElhinney, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Brad McElhinney**  
11416 Newgate Crest Dr  
Riverview, FL 33579  
Personal Representative's Attorney  
Shane K. Warner - Of the Firm  
Attorney for the Personal  
Representative  
FSB # 92131  
Warner Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph: (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated emails  
Email: swarner@swarnerlaw.com  
Feb. 28; Mar. 7, 2025 25-00582H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000632  
IN RE: ESTATE OF  
DORIS ANN BOEVER,  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of DORIS ANN BOEVER, deceased, File Number 25-CP-000632; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, FL 33601; that the decedent's date of death was January 22, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors: NONE	
Beneficiaries:	Address
SCOTT BOEVER	4335 Crooked Creek Dr. Jacksonville, FL 32224
SHANNON BOEVER	15703 Bovine Pl. Tampa, FL 33624

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Person Giving Notice:**  
**SCOTT BOEVER**  
4335 Crooked Creek Dr.  
Jacksonville, FL 32224  
Attorney for Person Giving Notice:  
Ashley G. Friedrich  
Attorney for Petitioner  
Email: afriedrich@hnh-law.com  
Florida Bar No. 1007955  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Feb. 28; Mar. 7, 2025 25-00597H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 25-CP-000469  
IN RE: ESTATE OF  
ROGER C. POWELL,  
Deceased.

The administration of the estate of ROGER C. POWELL, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 25-CP-000469, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**BERNICE S. SAXON, ESQUIRE**  
bsaxon@saxongilmore.com  
Florida Bar No. 341762  
SAXON GILMORE &  
CARRAWAY, P.A.  
201 E. Kennedy Blvd., Ste. 600  
Tampa, FL 33602  
PH (813) 314-4500  
FAX (813) 314-4555  
**Personal Representative**  
DAVID J. TONG, ESQUIRE,  
dtong@saxongilmore.com  
Florida Bar No. 437085  
SAXON GILMORE & CARRAWAY,  
P.A.  
201 E. Kennedy Blvd., Ste. 600  
Tampa, FL 33602  
PH (813) 314-4500  
FAX (813) 314-4555  
Attorney for Petitioner  
Feb. 28; Mar. 7, 2025 25-00590H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000330  
IN RE: ESTATE OF  
PATRICK DEON RUFFIN,  
Deceased.

The administration of the Estate of PATRICK DEON RUFFIN, deceased, whose date of death was October 29, 2024, is pending in the Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 02/28/2025.

**EARLEAN RUFFIN,**  
**Personal Representative**  
c/o Berlin Patten Ebling, PLLC  
525-1st Avenue North  
St. Petersburg, Florida 33701  
LAUREN V. MABE, ESQ.  
Florida Bar No. 1025208  
Berlin Patten Ebling, PLLC  
324 S. Hyde Park Avenue., Suite 325  
Tampa, Florida 33606  
Telephone: (813) 467-7500  
Fax: (813) 251-1662  
Primary Email:  
lmabe@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
Attorneys for Lorie Van Meter,  
Personal Representative  
Feb. 28; Mar. 7, 2025 25-00525H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025CP000073  
IN RE: ESTATE OF  
Sharon R. Jones  
Deceased.

The administration of the estate of Sharon R. Jones, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Kimberly Delgado-Jones**  
2804 Harder Oaks Avenue  
Valrico, FL 33594  
Attorney for Personal Representative:  
Nancy McClain Alfonso, Esquire  
Florida Bar Number: 845892  
ALFONSO HERSCH  
Post Office Box 4  
Dade City, Florida 33526-0004  
Telephone: (352) 567-5636  
E-Mail: eserve@alfonsohersch.com  
Secondary: jerrrod@alfonsohersch.com  
Feb. 28; Mar. 7, 2025 25-00540H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000559  
Division A  
IN RE: ESTATE OF  
J. BURNS CREIGHTON, JR.  
Deceased.

The administration of the estate of J. Burns Creighton, Jr., deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Darryl B. Creighton**  
P.O. Box 1902  
Tampa, Florida 33601  
Attorney for Personal Representative:  
LESLIE J. BARNETT, Attorney  
Florida Bar Number: 133310  
GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: lbarnett@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
ACTIVE:35457884.1  
Feb. 28; Mar. 7, 2025 25-00595H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000163  
Division A  
IN RE: ESTATE OF  
LINDA MAY MAINS  
Deceased.

The administration of the estate of Linda May Mains, deceased, whose date of death was June 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Signed by: Steven D. Mains**  
3898918372AB40F...  
**Steven D. Mains**  
8224 Ravencroft Drive  
Tampa, Florida 33615  
Attorney for Personal Representative:  
DocuSigned by: Kimberly Muentner  
052D27D542EA4D4...  
Kimberly K. Muentner, Attorney  
Florida Bar Number: 0078340  
Mortellaro Law  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501  
E-Mail: kmuentner@mortellarolaw.com  
Secondary E-Mail:  
kkmuentner@gmail.com  
Feb. 28; Mar. 7, 2025 25-00580H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000162  
IN RE: ESTATE OF  
MATTHEW G. MCDONNELL,  
aka MATTHEW GERARD  
MCDONNELL  
Deceased.

The administration of the estate of MATTHEW G. MCDONNELL, also known as MATTHEW GERARD MCDONNELL, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: February 28, 2025.

**VICTORIA MCDONNELL**  
**Personal Representative**  
686 Allegheny Dr  
Sun City Center, FL 33573  
James P. Hines, Jr., Esq.,  
Attorney for Personal Representative  
Florida Bar No. 61492  
Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email: rhartt@hnh-law.com  
Feb. 28; Mar. 7, 2025 25-00598H

## SECOND INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-000963  
FINANCE OF AMERICA REVERSE  
LLC.,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN

**INTEREST IN THE ESTATE OF  
CARL M. DECICCO A/K/A CARL  
DECICCO, DECEASED, et. al.**  
**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARL M. DECICCO A/K/A CARL DECICCO, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest

by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 9, PEMBERTON PLACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before April 1, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation

in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired

Line 1-800-955-8770.  
WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of February, 2025.

VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: MUSTAFA DIVAN  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-268875  
Feb. 28; Mar. 7, 2025 25-00575H